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INSTRUMENT # 2026121162 2 PG(S)

9/4/2026 11:51 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541440



Doc Stamp-Deed: \$1,540.00

Prepared by and Return to:
Patricia De La Pena , an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 269108-93

WARRANTY DEED

This indenture made on **September 04, 2026** by **Janice C. Thompson, an unmarried widow**, whose address is: 3200 Bensalem Blvd APT A212, Bensalem, PA 19020 hereinafter called the "grantor", to **Christina L. Romo, a single woman**, whose address is: 515 Pine Hollow Circle, Englewood, FL 34223, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Condominium Unit 515, Building 18, PINE HOLLOW, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 2075, Page 2296, as amended from time to time, and being further shown and defined in that survey, plot plan and graphic description of improvements thereof, recorded in Condominium Book 27, Pages 34, 34A through 34J, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0853041111**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Janice C. Thompson
Janice C. Thompson

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: Patricia de la Pena

Address: First International Title, Inc.
2828 S. McCall Rd. #216
Englewood, FL 34224
941-460-3108

State of Florida

County of Charlotte

[Signature]
2nd Witness Signature

Print Name: Judith A. Canero

Address: 2828 S McCall #216
Englewood, Florida
34224

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online
notarization on 8/31/2026, by **Janice C. Thompson**, who ☒ is/are personally known
to me or who ☐ produced a valid Florida DL as identification.

[Signature]
Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)



PATRICIA DE LA PENA
Commission # HH 805795
Expires May 21, 2030