

9/4/2026 11:54 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3541445

Doc Stamp-Deed: \$805.00

Prepared by and return to:

Cindy Weinfeld  
Americas Title Corporation  
2400 South McCall Road  
Suite C  
Englewood, FL 34224  
(941) 269-8379  
File No 28-26-350

Parcel Identification No 0383021009

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the **4th day of September, 2026** between **MARJORIE BOGGESS, an unremarried widow**, whose post office address is **734 Emmet Court Southwest, Leesburg, VA 20175**, of the County of Loudoun, Commonwealth of Virginia, Grantor, to **Donald Joseph Sanders, an unmarried man**, whose post office address is **9 Lafitte Drive, Nokomis, FL 34275**, of the County of Sarasota, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

UNIT #9, TERRA COVE, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1644, PAGE 653 THROUGH 688, AS AMENDED, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 21, PAGES 39, 39A AND 39B, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

TOGETHER WITH A THE DOUBLE WIDE WITH VIN# FL FL 2A852791587 AND FL FL 2B852791587 UNDER TITLE NUMBERS 16239151 AND 16239152.

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 734 Emmet Court Southwest, Leesburg, VA 20175.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kalyani KIRIT DESAI

WITNESS

PRINT NAME: Kalyani KIRIT DESAI

Marjorie Bogges  
MARJORIE BOGGESS

Ankit Desai

WITNESS

PRINT NAME: Ankit Desai

42454 Benfold Sq  
Ashburn, VA, 20148.

WITNESS 1 ADDRESS

42454 Benfold Sq  
Ashburn, VA, 20148

WITNESS 2 ADDRESS

STATE OF VIRGINIA

COUNTY OF LOUDOUN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of August, 2026, by MARJORIE BOGGESS, ☐ who is/are personally known to me or ☒ who has/have produced DL, VA as identification.

Kalyani KIRIT DESAI

Signature of Notary Public

Kalyani KIRIT DESAI

Print, Type/Stamp Name of Notary

