

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123497 2 PG(S)**

9/10/2026 1:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543415

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-07-4796
Parcel ID Number: 0096021040

Doc Stamp-Deed: \$1,085.00

WARRANTY DEED

This WARRANTY DEED, made September 10, 2026, by **KRISTEN L. GALDIERI, A SINGLE WOMAN, AND BEVERLY ANN LINDSLEY, AN UNREMARIED WIDOW**, whose address is 301 Browns Road, Nokomis, FL 34275 (the "Grantor"), to **LYN S. MCINTOSH DANIELS AND HOLLIST O. DANIELS, WIFE AND HUSBAND**, whose address is 6392 Draw Lane, #40, Sarasota, FL 34238 (the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witneseth, that the Grantor, for and in consideration of the sum of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$155,000.00) and other valuable consideration, 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:

UNIT 40, BUILDING 14, SUNRISE GOLF CLUB CONDOMINIUM I, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1230, PAGES 1404 THROUGH 1479, AS AMENDED, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 10, PAGES 38, 38A THROUGH 38E, AS AMENDED, IN CONDOMINIUM PLAT BOOK 11, PAGES 1 AND 1A THROUGH 1D, AND CONDOMINIUM PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

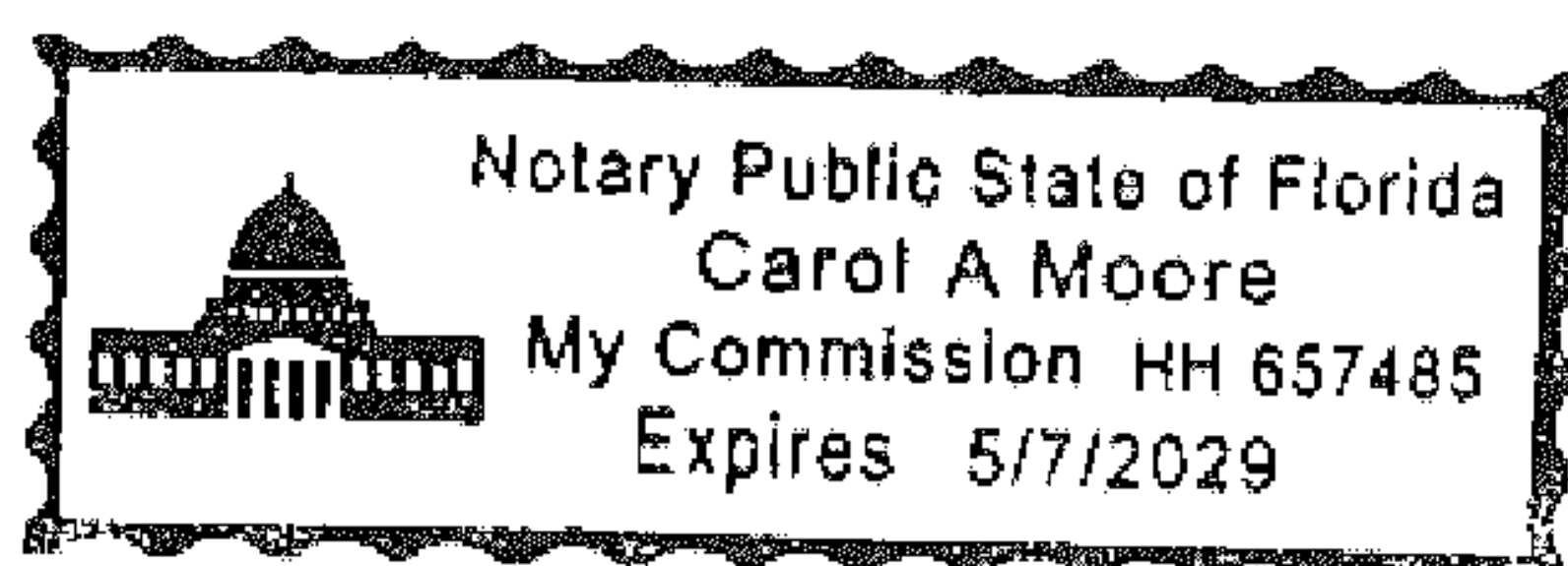
Carol A Moore
Signature
Witness Printed Name Carol A Moore
Witness #1 Address 5679 Bent Oak Tr
Sarasota FL 34232
[Signature]
Signature
Witness Printed Name Cyndi Hoffmann
Witness #2 Address 5218 Paylor Ln.
Sarasota, FL 34240

Kristen L. Galdieri
Kristen L. Galdieri

Beverly Ann Lindsley
Beverly Ann Lindsley

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 4th day of September, 2026, by Kristen L. Galdieri and Beverly Ann Lindsley, who is/are ☐ personally known to me or who has/have ☒ produced FLDL as identification.



Carol A Moore
Notary Public
Print Name: Carol A Moore
My Commission Expires: 5-7-29