

Prepared by and return to:
Nick Roknich, III
The Roknich Law Firm, P.A.
1800 Second Street, Suite
Suite 854
Sarasota, Florida 34236

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026125462 2 PG(S)**

9/15/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545138

Doc Stamp-Deed: \$0.70

Examination of title to the subject property was not undertaken in connection with the preparation of this instrument.

GENERAL WARRANTY DEED

Made this 12 day of September, 2026, By **Denise A. Columbus, an unmarried woman**, whose address is: 4724 Selma Street, Sarasota, Florida 34232, hereinafter called the grantor, to **Denise A. Columbus, an unmarried woman**, whose post office address is: 4724 Selma Street, hereinafter called the grantee, a joint life estate without any liability for waste, with full power and authority to sell, convey, mortgage, lease, and otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remaindermen, and to retain any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any to: Timothy John Wendorff, whose address is: 12504 Rolling Shoals Place, Parrish, Florida 34219, Dustin James Wendorff, and Gregory Dillin Columbus, all as Joint Tenants with Rights of Survivorship.

(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)

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, viz:

LOT 2385, SARASOTA SPRINGS UNIT NO. 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 79, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0062140020

Subject to covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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

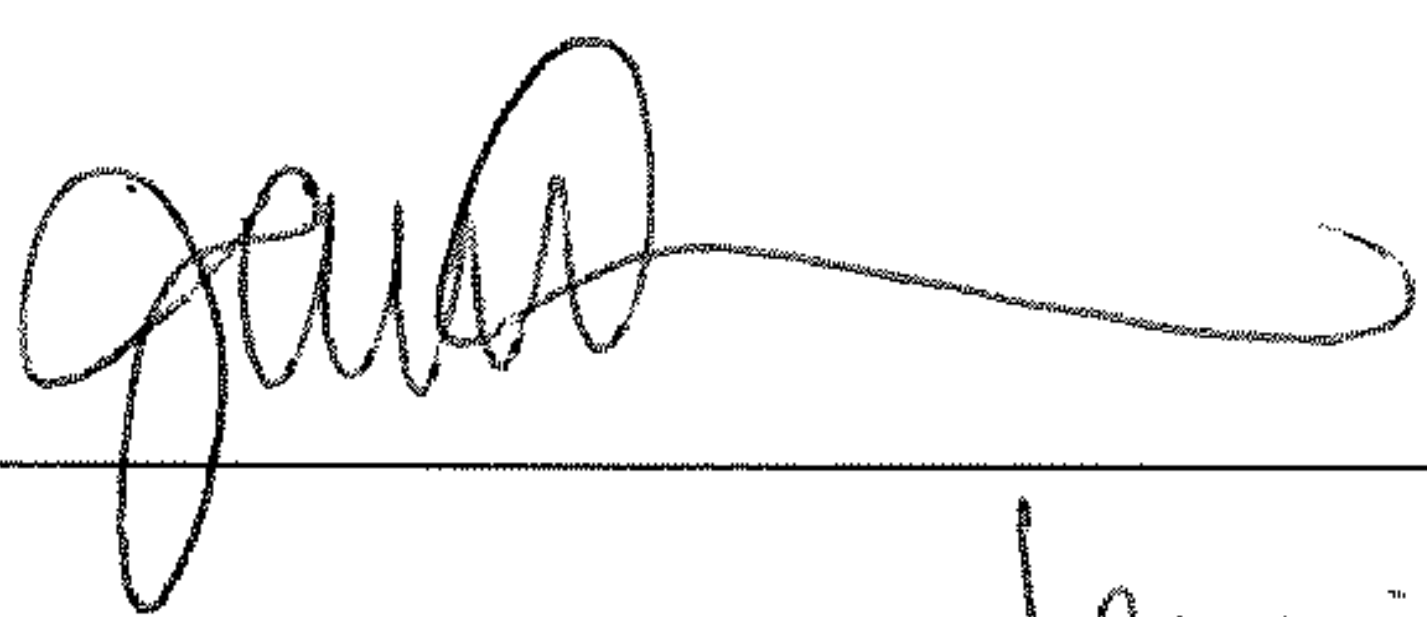
To Have and to Hold, the same in fee simple forever.

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 taxes accruing subsequent to December 31, 2025.

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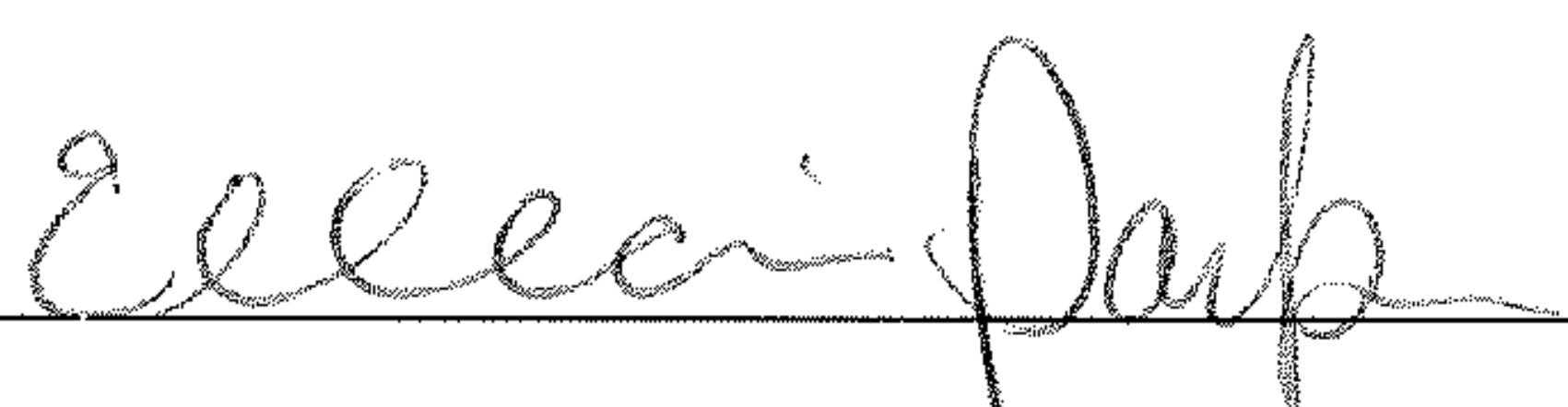
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name Jennifer Davis

Post Office Address: 1800 Second St. Ste. 854,
Sarasota, FL 34236

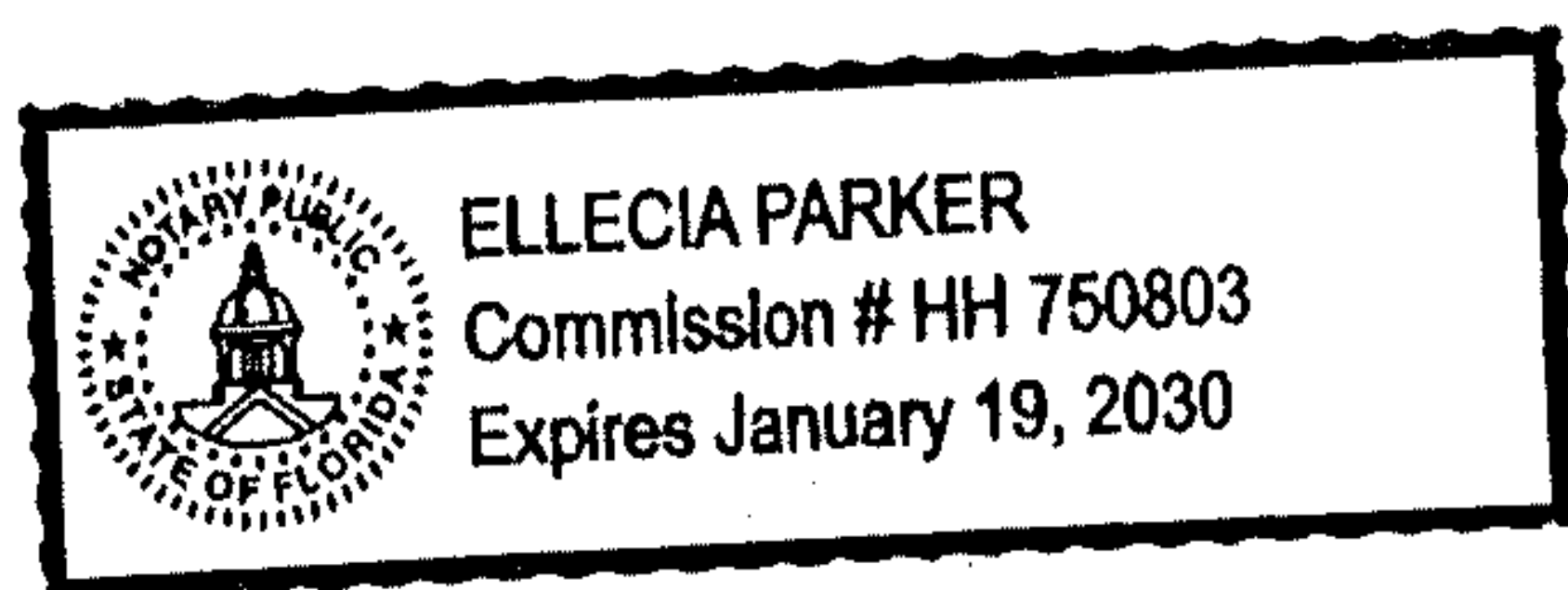


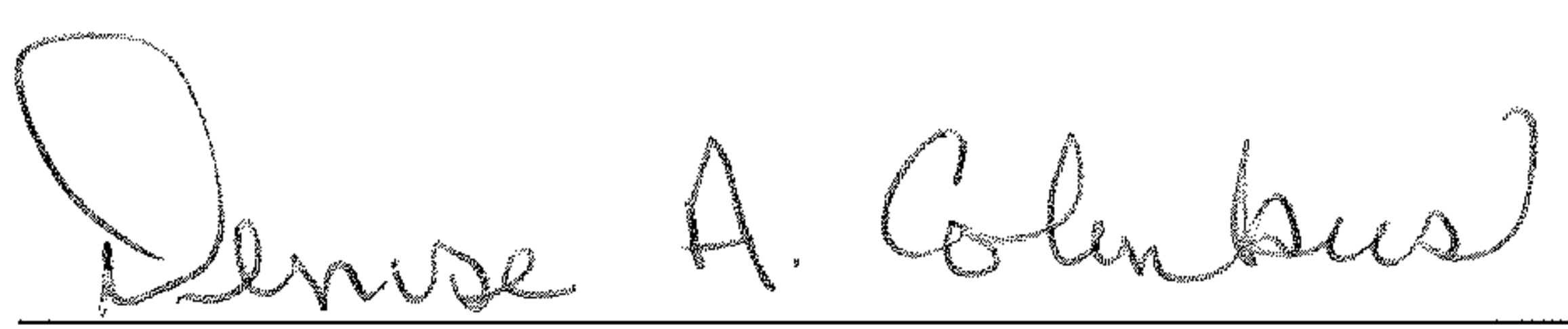
Witness Printed Name Eliece Parker

Post Office Address: 1800 Second St. Ste. 854
Sarasota, FL 34236

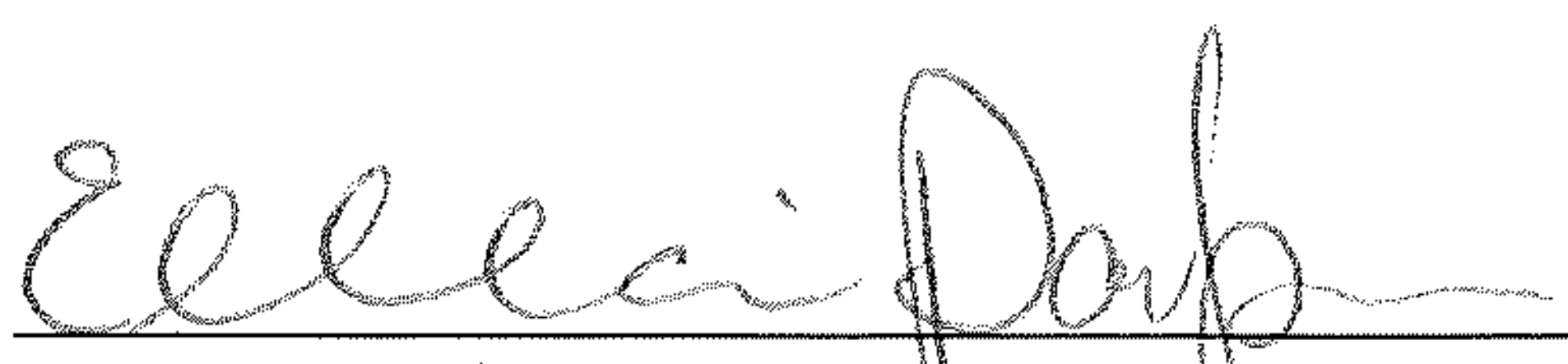
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 12th day of September, 2026, by Denise A. Columbus, who is/are personally known to me or who
produced _____ as identification.





Denise A. Columbus



Notary Public
Print Name: Eliece Parker

My Commission
Expires: _____