

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126423 2 PG(S)**

9/16/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546023

Consideration: \$150,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50645-001

Doc Stamp-Deed: \$1,050.00

Property Appraiser's Parcel ID No.: 0027012018

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of September, 2026, by and between **JANET LOUISE BIGI, A SINGLE WOMAN**, whose address is **1919 Euharlee Road Southeast, Kingston, GA 30145** (hereinafter "GRANTOR"), and **RICHARD W. LINDSAY AND ALICE L. LINDSAY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** whose address is **4443 River Ridge Drive, Leesburg, FL 34748** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 219 OF ROLLING GREEN GOLF VILLAGE SECTION TWO, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 921, PAGE(S) 192 THROUGH 219, INCLUSIVE AND RECORDED IN CONDOMINIUM PLAT BOOK 5, PAGE 9 AND CONDOMINIUM BOOK 7, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Debra A. Conner
Printed Name Debra A. Conner
P.O. Address 5 Debra Circle
Cartersville, GA 30120

Janet Louise Bigi
Janet Louise Bigi

(2) Georgia Lowrance
Printed Name GEORGIA LOWRANCE
P.O. Address 1919 EUHARLEE RD
KINGSTON, GA 30145

STATE OF Georgia
COUNTY OF BARTOW

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of September, 2026, by Janet Louise Bigi, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Debra A. Conner
Signature of Notary Public

Debra A. Conner
Print, Type/Stamp Name of Notary

