

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127098 2 PG(S)**

Prepared by and return to:
Jenna Hansen -an employee of
Old Tampa Bay Title, LLC
1560 West Cleveland Street
Tampa, FL 33606
(813) 402-2266
File No 2026-8354

9/18/2026 10:20 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3546644

Doc Stamp-Deed: \$8,995.00

Parcel Identification No 0192-02-0047

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **17th day of September, 2026** between **Torii Joseph Rowe, an unmarried man**, whose post office address is **128 Adriatic Avenue, Tampa, FL 33606**, of the County of Hillsborough, State of Florida, Grantor, to **Michael Shawn Windeknecht and Tammy Rene Windeknecht, Trustees of Michael and Tammy Windeknecht Living Trust dated June 26, 2023**, whose post office address is **6200 Isla Del Ray Avenue, Sarasota, FL 34240**, 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:

Lot 47, Alcove, according to the plat thereof, as recorded in Plat Book 57, Page 334, of the Public Records of Sarasota County, Florida.

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:

Sara Azhdarloo

Witness #1 Signature

Sara Azhdarloo

Witness #1 Printed Name

8877 Frankway Dr Apt #5516 Houston, TX 77096

Witness #1 Address

Matthew Noel Birkbeck Jr

Witness #2 Signature

Matthew Noel Birkbeck Jr

Witness #2 Printed Name

7806 52nd Ln N, Pinellas Park, FL 33781

Witness #2 Address

Torii Joseph Rowe

Torii Joseph Rowe

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
15th day of September, 2026, by Torii Joseph Rowe, ☐ who is/are personally known to me or ☒ who has/have produced
AZ Drivers License as identification.

Matthew Noel Birkbeck Jr

Signature of Notary Public

Matthew Noel Birkbeck Jr

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

