

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127228 3 PG(S)**

9/18/2026 10:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546744

Doc Stamp-Deed: \$1,435.00

Prepared by and Return To:

Aimee Gordon
Fidelity National Title of Florida, Inc.
3401 4th Street N
St. Petersburg, FL 33704

Order No.: FTPA26-162350

APN/Parcel ID(s): 0034092032

WARRANTY DEED

THIS WARRANTY DEED dated September 16, 2026, by Brian D. Burns and Elizabeth L. Burns, husband and wife, hereinafter called the grantor, to Madison DeBennette, whose post office address is 2766 N Augusta Dr, Wadsworth, IL 60083, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 32 of Chartwell Green, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1551, Page(s) 1532, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Natasha Brunner
Print Name

Address: 32 Chestnut St
Copartown NY 13326

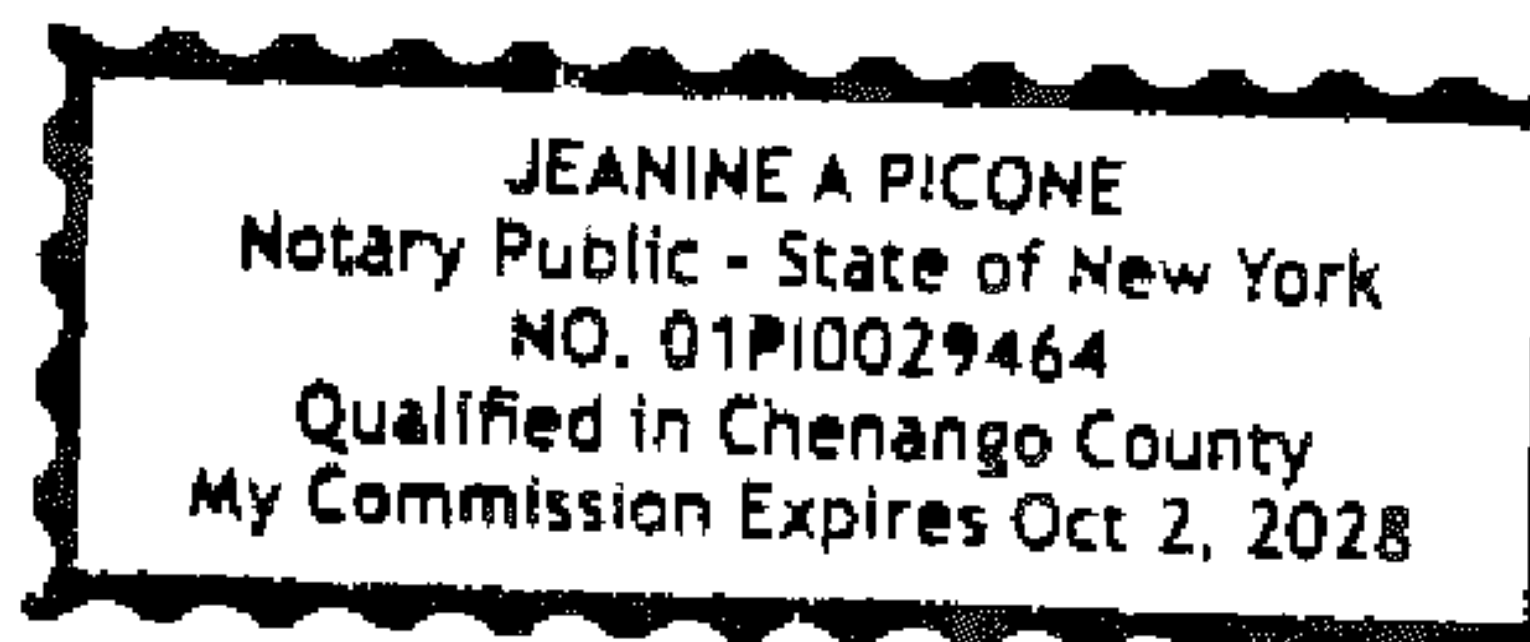
[Signature]
Witness Signature
Jeanine A. Picone
Print Name

Address: 125 Cass
Guilford, NY 13786

State of New York
County of Delaware

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September, 2026, by Brian D. Burns and Elizabeth L. Burns, husband and wife, to me known to be the person(s) described in or who has/have produced [Signature] as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: Jeanine A. Picone
Notary Public in and for the State of NY
My Commission Expires: 10/02/2028



CHARTWELL GREEN CONDOMINIUM ASSOCIATION, INC.
C/O STOKES PROPERTY MANAGEMENT
PO BOX 51657, SARASOTA, FL 34232
OFFICE (941) 355-4880 FAX (941) 351-8964
PLEASE EMAIL APPLICATIONS TO: STOKESMGMT@VERIZON.NET

file Pg
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APPLICATION FOR APPROVAL OF SALE/LEASE

A non-refundable \$100.00 fee must accompany this application (return to address listed above)

The undersigned proposes to sell/lease UNIT NUMBER 32 UNIT ADDRESS: 1431 TAYLOR BLVD
To: Madison DeBennette, identified below, and the undersigned does hereby
apply for approval of this sale or lease, by the Chartwell Green Condo. Association, Inc., to
which the following information is submitted.

8/14/20
Date _____ Current Owner _____

TENANT'S OR PURCHASER'S STATEMENT (Please Circle Buyer or Tenant)

BUYER OR TENANT'S FULL NAME: Madison DeBennette NAME OF SPOUSE: X
Present Address: _____ Phone: _____
EMAIL ADDRESS: _____

If a sale, please indicate purchase price: \$ Closing Date: 9/10/20
Residency Intentions: Year-Round ☐ Seasonal ☒
Term of Lease: From: _____ Through: _____

Business or Profession (Present or Former): _____
Position Occupied: _____ Active or Retired: _____

Bank References and Credit References: _____

**TENANTS MAY NOT HAVE A PET-UNIT OWNERS MAY HAVE A PET- THE
SIZE OF THE PET WILL BE STRICTLY ENFORCED BY THE BOARD**

Pets: (1) cat or (1) small dog Type: _____ Weight (not exceeding 15 inches in height at the shoulder): _____

Name of Real Estate Agent/Company(if any): Dan Vidal / 3RD Group

Other Persons who will occupy home with the Buyers/Tenants:

Name: Robert DeBennette Age: Relationship: Father

Name: Kari DeBennette Age: Relationship: Mother

Vehicle Information: How Many: 2 (COMMERCIAL VEHICLES & PICK UP TRUCKS ARE NOT PERMITTED)
Make: Model: Year: State: Tag #:

Make: Model: Year: State: Tag #:

I have read and received a copy of the Declaration of Covenants, Conditions, Condo. Documents
and Restrictions, and understand my responsibilities as an owner/tenant in a Condominium
Community. I agree to abide by the provision of said documents.

Madison DeBennette 8/29/20
Signature of Applicant for Sale/Lease Date

Signature of Applicant for Sale/Lease Date

ACTION OF THE BOARD: APPROVED ☒

DISAPPROVED ☐ DATE: 9/10/20
Michael Stokes