

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127243 3 PG(S)**

9/18/2026 11:02 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546751

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.

Doc Stamp-Deed: \$3,003.00

File No.: 2026-09-4865

Parcel ID Number: 2027051040

WARRANTY DEED

This WARRANTY DEED, made September 17, 2026, by **VANORE HOLDINGS LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, whose address is 33 S Gulfstream Ave, Sarasota, Unit 808, FL 34236-8912 (the "Grantor"), to **ROXANNE L. BAKER**, whose address is 33 South Gulfstream Avenue, Unit 704, Sarasota, FL 34236 (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)

Witnesseth, that the Grantor, for and in consideration of the sum of FOUR HUNDRED TWENTY NINE THOUSAND AND 00/100 DOLLARS (\$429,000.00) 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 704, GULFSTREAM TOWERS, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 505, Page 53, as thereafter amended, and as per Plat thereof recorded in Condominium Book 1, Page 13, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

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.

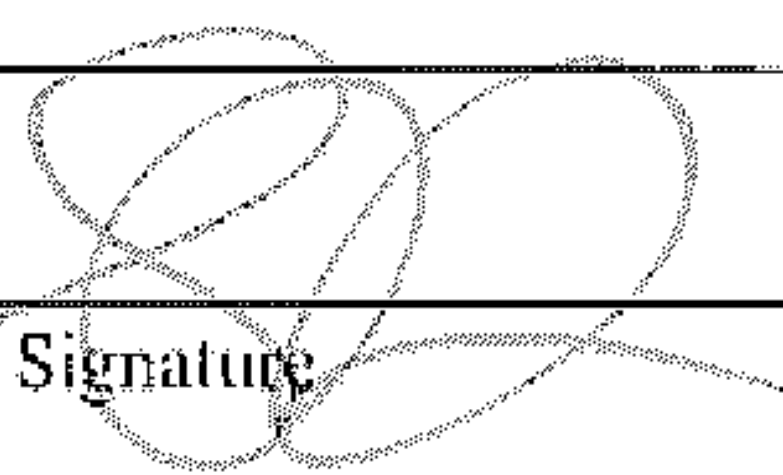
To Have and to Hold the same in fee simple forever.

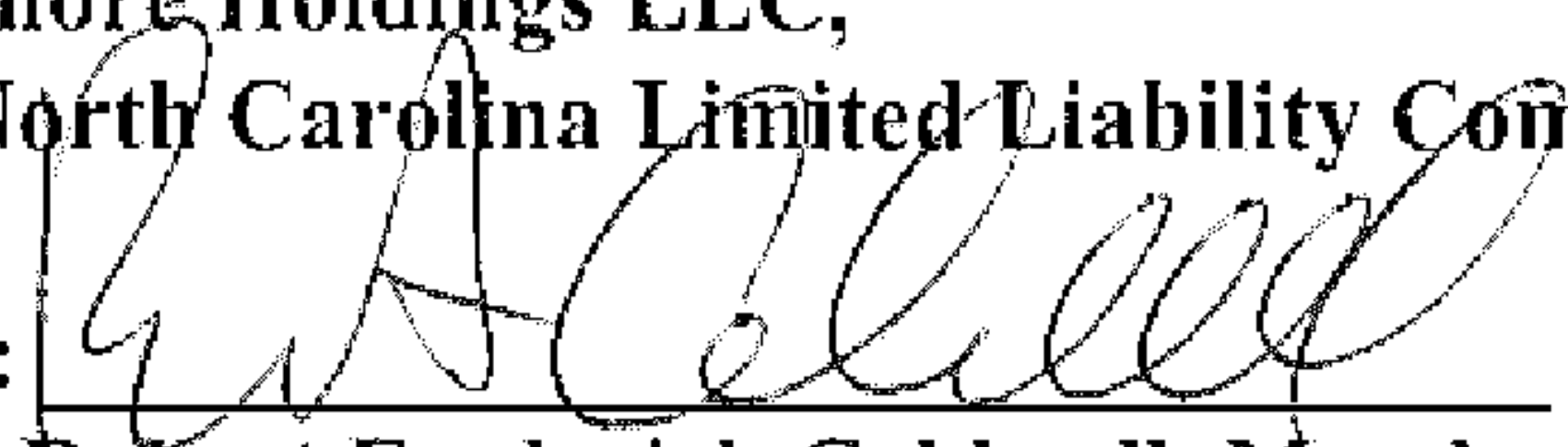
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:

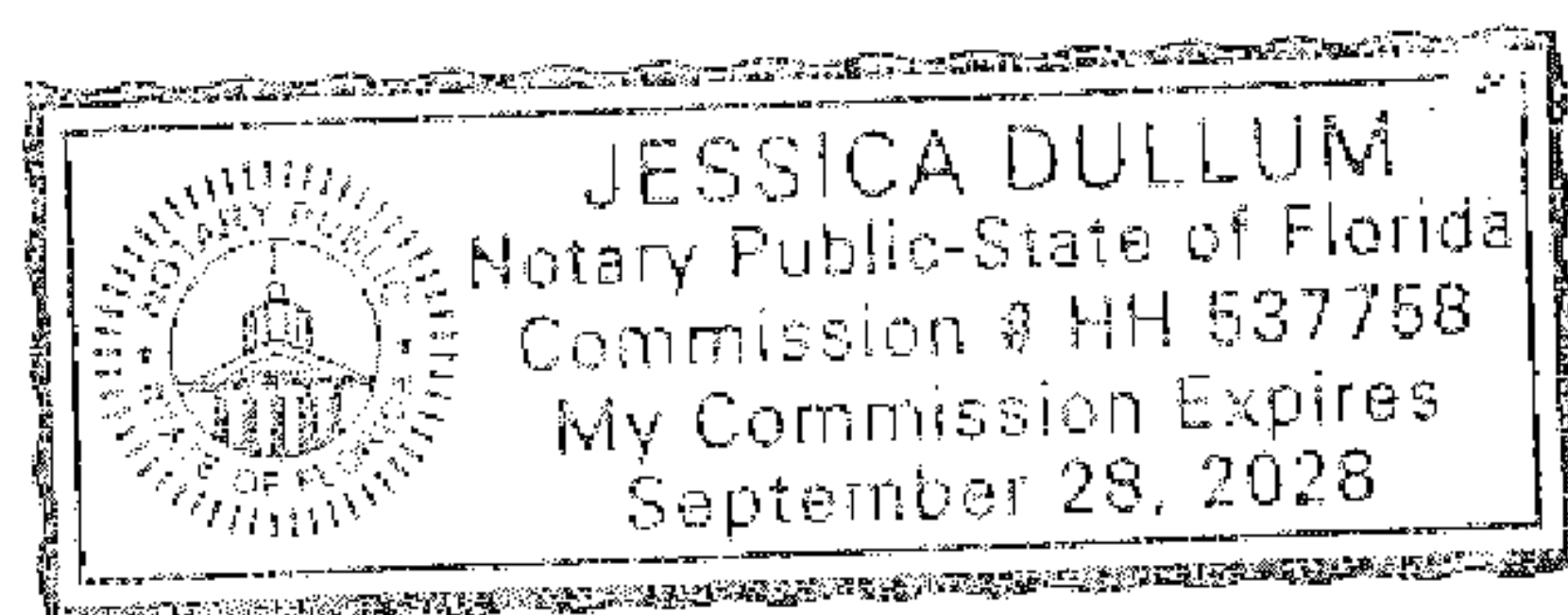

Witness #1 Signature
Witness #1 Printed Name Jessica Dullum
Witness #1 Address 5218 Paylor Ln.
Sarasota, FL 34240

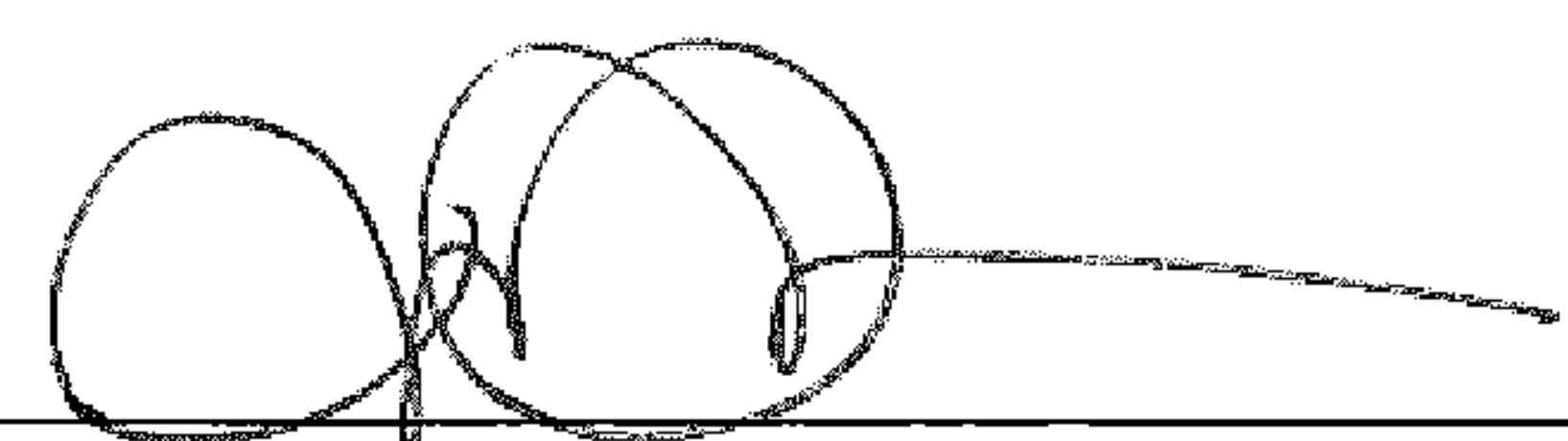

Witness #2 Signature
Witness #2 Printed Name Cyndi Hoffmann
Witness #2 Address 5218 Paylor Ln.
Sarasota, FL 34240

Vanore Holdings LLC,
a North Carolina Limited Liability Company
By: 
Robert Frederick Caldwell, Member

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 14th day of September, 2026, by Robert Frederick Caldwell, Member of Vanore Holdings LLC, who is/are ☐ personally known to me or who has/have ☒ produced NC DL as identification.




Notary Public
Print Name: _____
My Commission Expires: _____

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:

Caidance Marie Collins
Witness #1 Signature

Witness #1 Printed Name Caidance Marie Collins

Witness #1 Address 2256 Penn Sharps Store
Road, Bear Creek NC 27207

Elizabeth A Bliss
Witness #2 Signature

Witness #2 Printed Name Elizabeth A Bliss

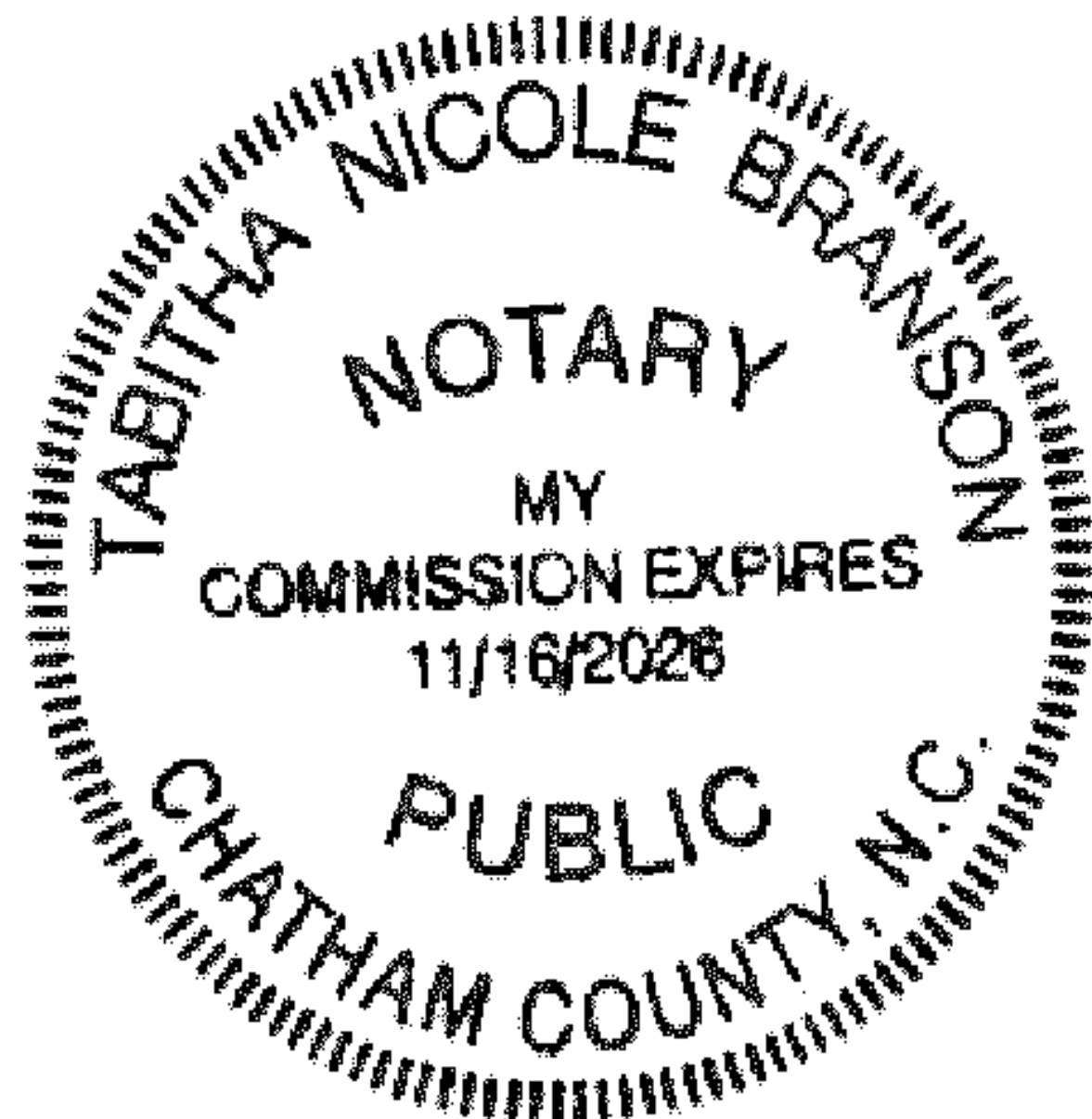
Witness #2 Address 137 Harrell Rd
West End, NC 27376

Vanore Holdings LLC,
a North Carolina Limited Liability Company

By: Linda L. Caldwell, Member
Linda L. Caldwell, Member

State of North Carolina
County of Moore

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 14th day of September, 2026, by Linda L. Caldwell, Member of Vanore Holdings LLC, who is/are ☐ personally known to me or who has/have ☒ produced Driver License as identification.



Tabitha Nicole Branson
Notary Public

Print Name: Tabitha Nicole Branson

My Commission Expires: 16 Nov 2026