

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128084 2 PG(S)**

9/22/2026 12:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547508

Consideration: \$170,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50794-001

Doc Stamp-Deed: \$1,190.00

Property Appraiser's Parcel ID No.: 0429-11-1031

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of September, 2026, by and between **DENNIS J. CHAFFEE, A SINGLE MAN**, whose address is **1621 Starratt Road, Jacksonville, FL 32226** (hereinafter "GRANTOR"), and **JODENE DRILLING-TEGELS, A SINGLE WOMAN**, whose address is **1085 242nd Street, Cadott, WI 54727** (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 305 OF COUNTRY CLUB APARTMENTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 883, PAGE 797, AND ALL EXHIBITS AND AMENDMENTS THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 33, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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) Ariane Connor
Printed Name ARIANE CONNOR
P.O. Address _____

Dennis J. Chaffee
Dennis J. Chaffee

201 Center Rd. Ste. 210
Venice, FL 34285

(2) Priscilla Pyles
Printed Name Priscilla Pyles
P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17th day of September, 2026, by Dennis J. Chaffee, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

Ariane Connor
Signature of Notary Public

Print, Type/Stamp Name of Notary

