

9/22/2026 1:51 PM

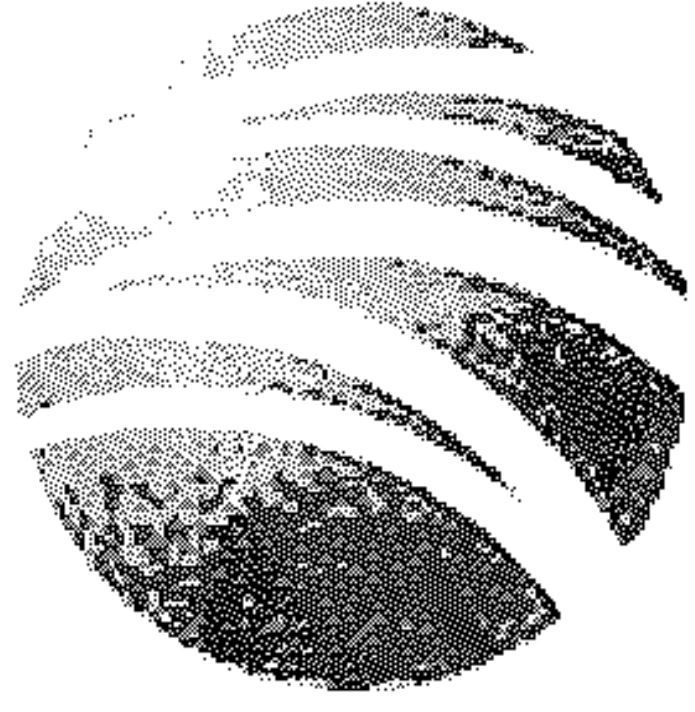
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547750



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$1,645.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-05341

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This Warranty Deed

Made this 21 day of September, 2026 by Margot G. Kidman, A Single Woman, hereinafter called the Grantor, to Brenda Espinueva, A Single Woman, whose post office address is: 830 Seabrooke Dr, Englewood, FL 34223, hereinafter called 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 Ten 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 that certain land situated in Sarasota County, Florida, viz:

Unit 248, TANGERINE WOODS CONDOMINIUM, Section I, Phase III, a Condominium, together with an undivided share in the common elements, according to the Declaration of Condominium as recorded in Official Records Book 1611, Page 165, and amendments thereto, and as per Plat thereof, recorded in Condominium Book 20, Pages 33 to 33E, of the Public Records of Sarasota County, Florida.

TOGETHER WITH THAT CERTAIN MOBILE HOME 1987, SCHU, VIN# S202556A, TITLE# 43803759, RP# R292232 AND 1987, SCHU, VIN# S202556B, TITLE# 50660036, RP# R292233

Parcel Identification Number: 0494163248

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

304 W. Venice Ave #302

Address

Venice, FL 34285

City, State, Zip

Witness: (Signature)

Printed Name

304 W. Venice Ave #302

Address

Venice, FL 34285

City, State, Zip

State of

County of

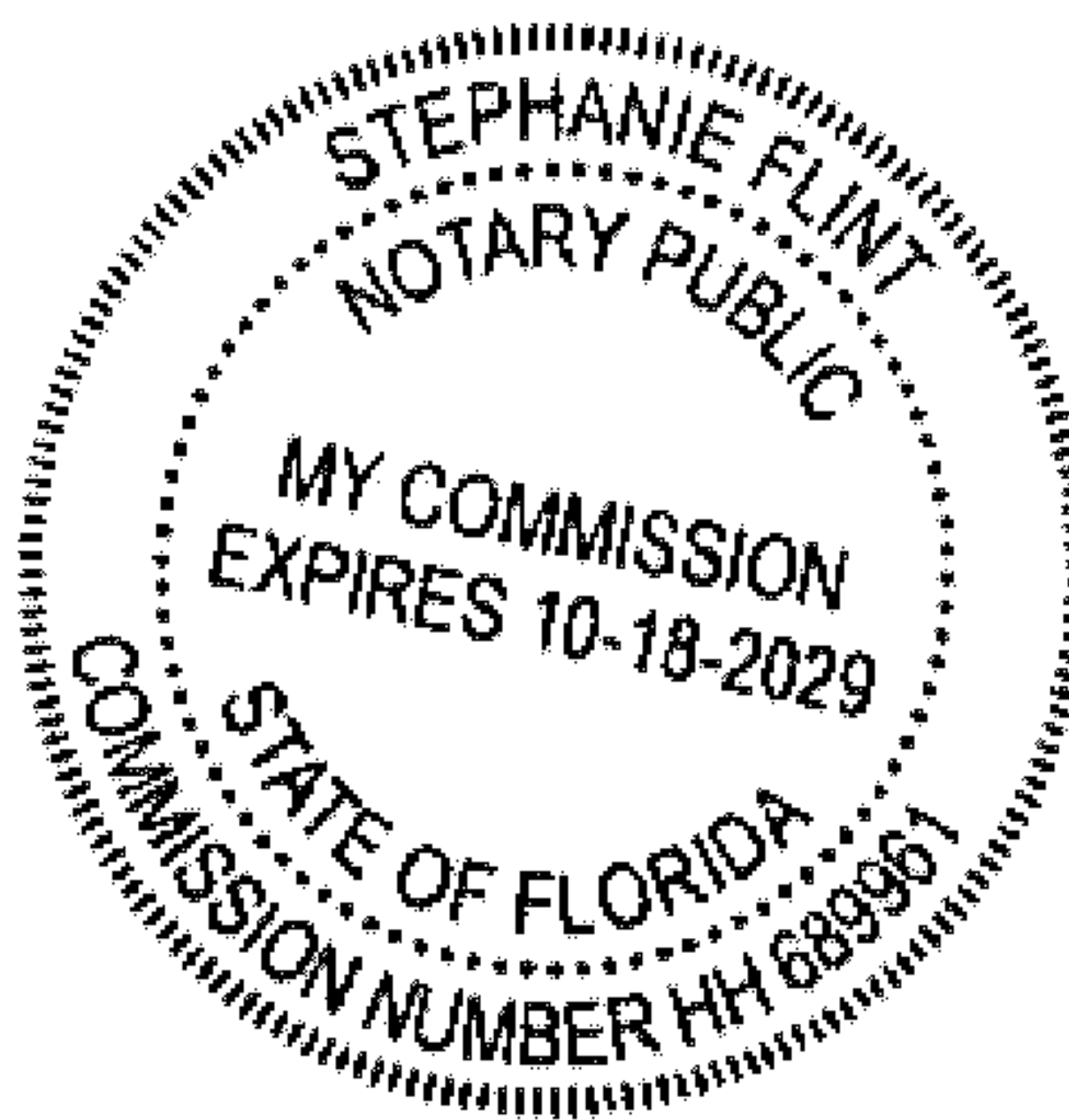
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 2026, by Margot G. Kidman,, who: ☐ is personally known to me or ☒ produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal



TANGERINE WOODS OWNERS ASSOCIATION, INC.

756 Tangerine Woods Blvd, Englewood FL 34223

REQUEST FOR APPROVAL TO SELL PROPERTY WITHIN TANGERINE WOODS

In accordance with Article XIV of the recorded Declaration of Condominium, I hereby request Board of Directors consent to sell my property described as:

Lot# 248 Street Address: 830 Seabrooke Dr, Englewood, FL 34223

All of the following information must be submitted for consideration:

1. A copy of the completed purchase agreement together with any other agreements relating thereto.
2. Proof of age of buyer (copy of driver's license).
3. **BUYER'S SIGNATURE ON THIS APPLICATION INDICATES BUYER HAS RECEIVED, READ AND HAS AN UNDERSTANDING OF ALL CONDOMINIUM DOCUMENTS PRESENTLY IN EFFECT TOGETHER WITH ALL CURRENT ASSOCIATION RULES AND REGULATIONS.**
4. Seller(s) agree to provide buyer(s) with mail box key, 1 gate remote, and 2 white entrance cards. The entrance devices can be purchased in the office. Buyer must bring entrance devices to the office after closing for code verification.
5. Occupant 55 or older YES ☒ NO ☐ Second occupant 55 or older YES ☐ NO ☐
6. Number of persons that will be in continuous occupancy one
7. Number of cars that will be parked regularly at the unit one (NOTE: Parking of trailers, campers, boats and other RV type vehicles at the unit is prohibited. Storage may be available in the RV lot.)
8. Real Estate Agent (if applicable) Mary Westbrook Phone: 941.275.4800
9. Anticipated date of closing: 08/18/2026
10. A \$100 processing fee MUST be attached to this completed document. This application will not be considered without the fee attached. Fee will be refunded if application is not approved. Fee will also be refunded if sale fails to materialize.

UNIT OWNER AS SELLER:

Name: Margot Kielman Phone: 941 473 1612
Address: 830 Seabrooke Dr City/ST/Zip Englewood, FL 34223

UNIT SOLD TO:

Name: Brenda Espinueva Phone: 727.200.3741
Address: _____ City/ST/Zip _____

Will buyer reside at above address? If not, please list other residence:

Address: _____ City/ST/Zip _____

SIGNED (Unit owner as seller) Margot Kielman

SIGNED (Buyer(s)) Brenda Espinueva

BOARD APPROVAL

Board Member Signature: [Signature]

Title: VICE PRESIDENT Date: 8/3/2024

New owners must come to the office once the closing is complete to update the office records with needed information. If you are unable to come to the office please call the Property Manager at 941-474-0167.