

9/23/2026 12:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548235

Consideration: \$280,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50479-001

Doc Stamp-Deed: \$1,960.00

Property Appraiser's Parcel ID No.: 0087-07-2003

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 21st day of September, 2026, by and between **ANDREA URBAS AND TIFFANY WAYNE WARREN INDIVIDUALLY AND AS TRUSTEE OF THE CHAUNCEY CHESTER LIVING TRUST DATED AUGUST 6, 2020**, whose address is **3311 West Lake Mary Boulevard, 1018, Lake Mary, FL 32746** (hereinafter "GRANTOR"), and **DIMITRI MONGE AND MARY LINDA MONGE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1416 Leininger Road, Fairfield, IL 62837** (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 3324, CROOKED CREEK CONDOMINIUM, SECTION ONE, a condominium, according to the Declaration of Condominium recorded in Official Records Book 1471, Pages 1203 through 1270, inclusive, and all amendments thereto, and according to the plat thereof recorded in Condominium Book 17, Pages 40, 40A and 40B, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(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:

(1) Stephanie Leandre
Printed Name Stephanie Leandre
P.O. Address 538 Bassett Dr
Kissimmee FL 34758

(2) Berjoh Elise Fullilove
Printed Name Berjoh Elise Fullilove
P.O. Address 3971 SW Laffite St
Port St. Lucie FL 34953

GRANTOR:

**Andrea Urbas and Tiffany Wayne Warren
individually and as trustee of The Chauncey
Chester Living Trust dated August 6, 2020**

By: [Signature]
**Andrea Urbas, individually and as trustee
aforesaid**

By: [Signature]
**Tiffany Wayne Warren, individually and as
trustee aforesaid**

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 18st day of September, 2026, by Andrea Urbas and Tiffany Wayne Warren, individually and as Trustees of Chauncey Chester Living Trust dated August 6, 2020, () who is/are personally known to me or (X) who has/have produced FL driver's license & US passport as identification.

Berjoh Elise Fullilove
Signature of Notary Public
Berjoh Elise Fullilove
Print, Type/Stamp Name of Notary

