

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-786-SXC
Sales Price: Price: \$228,900.00

9/24/2026 2:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3548995

Doc Stamp-Deed: \$1,602.30

General Warranty Deed

Made this 24th day of September, 2026 By **Andrew L. Pless, a single man**, whose address is: 731 Amberwood Dr, Tuscaloosa, AL 35405, hereinafter called the grantor, to **Kathie Ann Moon, an unmarried widow**, whose post office address is: 3828 Blue Stone Way, #77, Sarasota, FL 34232, 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 considerations, 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, viz:

Unit 77, Glen Oaks Ridge Condominium Villas, Section One, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 979, Page 1209, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **2021061077**

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 taxes accruing subsequent to December 31, 2025.

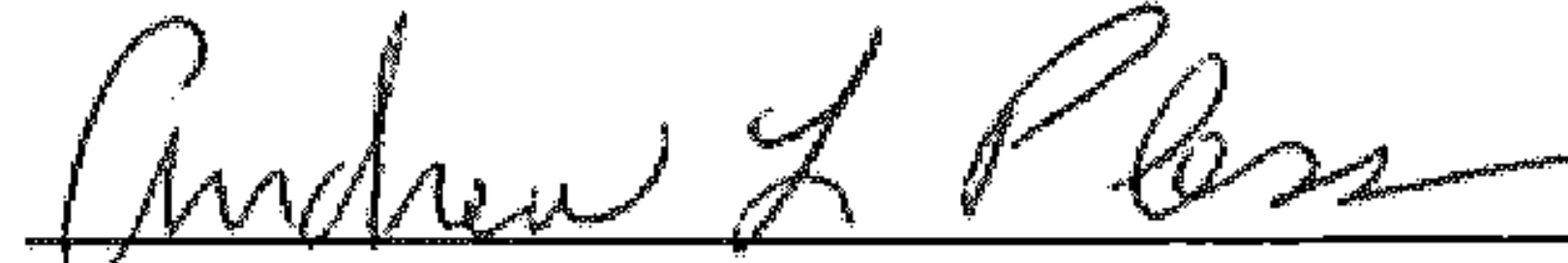
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)



Witness Signature above:



Andrew L. Pless

731 Amberwood Dr, Tuscaloosa, AL 35405

Witness print name below:

Amy E Tupper

Witness Address:

11005 Main St

Sarasota, FL 34236



Witness Signature above:

Witness print name below:

Sandra Cruz

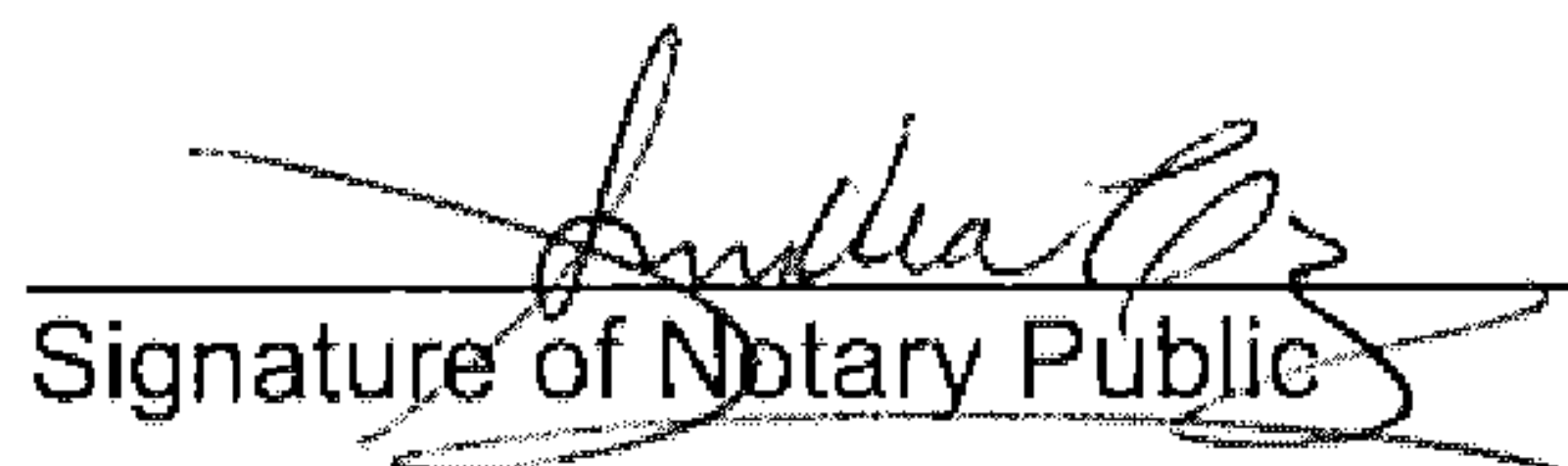
Witness Address:

1605 Main St. #101

Sarasota, FL 34234

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 22 day of September, 2026, by Andrew L. Pless, () who is/are personally known to me or (✓) who has/have produced FL. Driver Lic. as identification.



Signature of Notary Public

Sandra Cruz
Print, Type/Stamp Name of Notary

