

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026130014 3 PG(S)**

**9/24/2026 4:29 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3549135**

This Instrument Prepared by and Return to:

Florida State Title Services, LLC

436 N. Wymore Road Suite A

Winter Park, FL 32789

Susan Dering

26-158

Property Appraisers Parcel Identification (Folio) Numbers:

0124021412

**Doc Stamp-Deed: \$1,330.00**

**WARRANTY DEED**

**THIS WARRANTY DEED**, made the 22nd day of September , 2026 **A.D.** by Dharmesh Thakkar and Deepak Kurseja, whose post office address is 1065 Wading Water Circle Winter Park, FL 32792, herein called the grantors, to Kylea Bruneau, whose post office address is 4065 Crockers Lake Blvd Unit # 14, Building # 27, Sarasota, FL 34238, hereinafter called the grantee :

(Whenever used herein the terms “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)

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars 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, State of Florida, viz:

**UNIT NO. 14, BUILDING 27, VINTAGE GRAND CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005281688, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.**

**\*\* THE PROPERTY DESCRIBED HEREIN IS NOT NOW, NOR HAS IT EVER BEEN, THE HOMESTEAD OF THE GRANTORS, THE GRANTOR'S SPOUSE OR THE GRANTOR'S MINOR CHILDREN, IF ANY. NOR IS THE PROPERTY CONTIGUOUS TO THEIR HOMESTEAD WHICH IS AT 1065 WADING WATER CIRCLE WINTER PARK, FL 32792\*\***

**SUBJECT TO** restrictions, conditions and easements of record, 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 lawfully seized of said land in fee simple; that the grantor had good right and lawful authority to sell and convey said land, and hereby 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, 2026.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature [Signature] (Witness as to Dharmesh Thakkar) [Signature] L.S.  
Dharmesh Thakkar

Printed Signature 436 NWymore Rd  
Address: Winter Park, FL 32789  
Signature [Signature] L.S.  
Deepak Kurseja

Signature 213 Field Sparrow Cres, Kitchener, Ontario N2A 0C2  
(Witness as to Deepak Kurseja) [Signature]

Karnal Kurseja

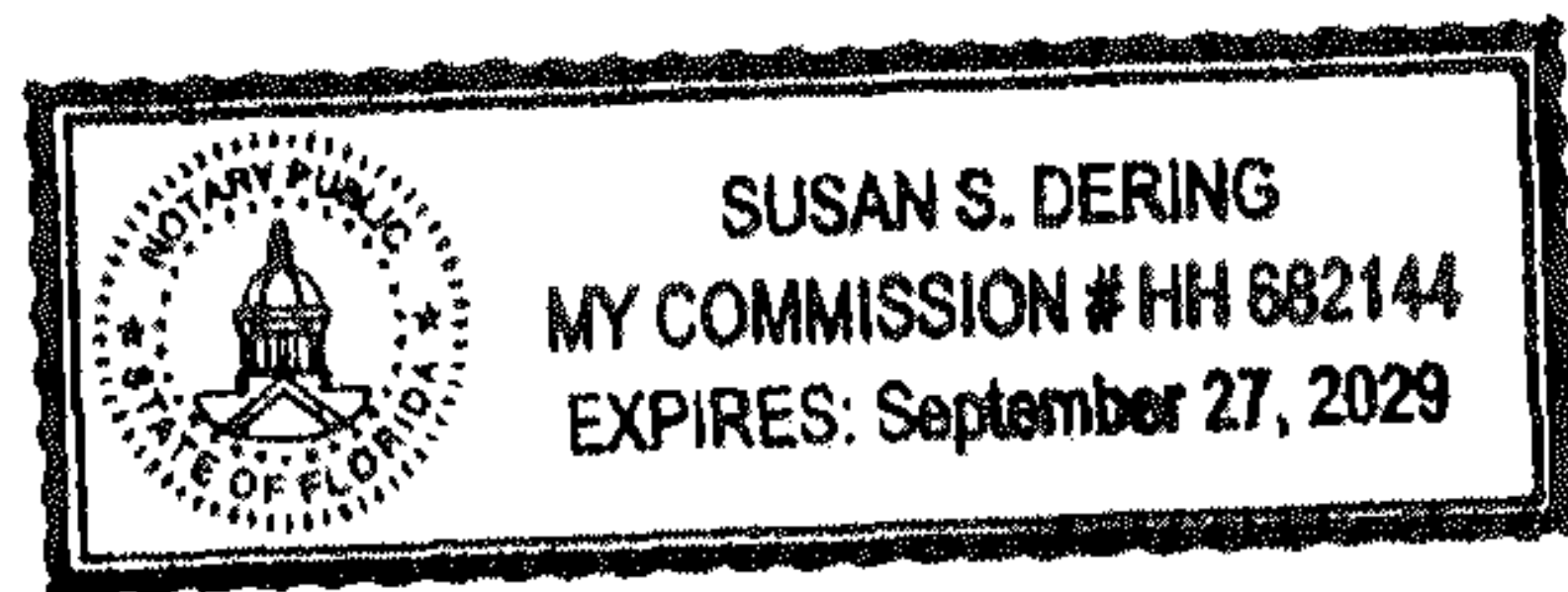
Printed Signature  
Address: 213 Field Sparrow Cres, Kitchener, Ontario N2A 0C2  
(Witness as to Deepak Kurseja)

STATE OF FLORIDA  
COUNTY OF ~~SARASOTA~~ Orange

Christina Taylor  
Witness: Signature (Witness as to Dharmesh Thakkar)  
Printed Name: Christina Taylor  
Address: 436 N Wymore Rd  
Winter Park FL 32789

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 22<sup>nd</sup> day of September, 2026, by Dharmesh Thakkar, who are [ ] is/are personally known to me or X who produced Driver's Licenses or [ ] as identification.

SEAL



[Signature]  
Notary Signature  
My Commission Expires:

COUNTRY OF CANADA

PROVINCE OF ONTARIO

BEFORE ME, a Commissioner of Oaths, this date did personally appear before me

Melissa De Drey (name of witness), who did state to me as follows:

I was present and did see Deepak Kurseja to me personally known to be the person described in and who executed the within **WARRANTY DEED**, sign and execute said **WARRANTY DEED**. The signature of Deepak Kurseja was subscribed before me and also before the other subscribing witness.

And I have signed not only as witness to the **WARRANTY DEED**, but I have also signed this Affidavit of Witness as set forth below, this 4th day of September, 2026

Melissa De Drey  
(Signature of witness)

Melissa De Drey  
Printed Name of Witness

Solemnly declared before me at Kitchener this 4th day of September, 2026.

Jaspal Singh Virk  
(Signature and title of officer administering oath).  
SEAL

**Jaspal Singh Virk**  
Barrister, Solicitor & Notary Public  
Virk Law Professional Corporation  
88 Edna Street, Kitchener  
Ontario, Canada N2H 2E5  
Tel: (519) 342-6412 Fax: (519) 342-6472

