

3/31/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474115

Doc Stamp-Deed: \$4,410.00

Prepared by and Return to:
Sharon Fletcher
MSC Title, Inc.
4400 Manatee Avenue West, Bradenton, FL 34209
File No. 2026-217-SXF
Sales Price: Price: \$630,000.00

General Warranty Deed

Made this 26th day of March, 2026 By **Paula K. Stiefvater, Individually and a single woman as Trustee of Paula K. Stiefvater Living Trust dated February 1, 2016**, whose address is: 4011 Hillsdale Dr., Auburn Hills, MI 48326, hereinafter called the grantor, to **Christopher C. Spears and Tracy J. Spears, husband and wife**, whose post office address is: 347 Avenida de Paradisio, Sarasota, FL 34242, 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 105, Excelsior Beach to Bay Condominium, Section Seven, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1492, Page 1708, 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: **0106075604**

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)

[Signature]
Witness Signature above:

Witness print name below:
Iris Wulke

Witness Address:
6800 N. Rochester Rd
Rochester Hills, MI 48306

[Signature]
Witness Signature above:

Witness print name below:
JEFF CUTULLO

Witness Address:
6800 Rochester Rd
Rochester Hills MI 48306

Paula K. Stiefvater Living Trust dated February 1, 2016

By [Signature]
Paula K. Stiefvater, Individually and as Trustee
4011 Hillsdale Dr., Auburn Hills, MI 48326

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of March, 2026, by Paula K. Stiefvater, Individually and a single woman as Trustee of Paula K. Stiefvater Living Trust dated February 1, 2016, who is/are personally known to me or who has/have produced MI DL as identification.

[Signature]
Signature of Notary Public
Joanne Ditmeyer
Print, Type/Stamp Name of Notary

JOANNE DITMYER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 07, 2028
Acting in the County of Oakland