

4/7/2026 4:16 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477074

Prepared by/ Return to:  
Laurie Cooper  
Magnolia Title Company  
2075 Fruitville Road, Suite 100, Sarasota, FL 34237  
60100222

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,641.50

Property Appraisers Parcel I.D. (Folio) Number(s): 0123042005

WARRANTY DEED

This Warranty Deed Made the 7th day of April, 2026, by Lemberg Homes, LLC, an administratively dissolved Illinois Limited Liability Company, in accordance with its obligations to wind up its affairs, hereinafter called the grantor, whose post office address is: 214 Galligan Road, Gilberts, IL 60136 to Lisa M. Stout, whose post office address is: 13319 Coalfield Station Lane, Midlothian, VA 23114, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$234,500.00 (TWO HUNDRED THIRTY FOUR THOUSAND FIVE HUNDRED AND 00/100) 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, VILLAGE DES PINS I, a Condominium, according to the Declaration of Condominium as recorded in Official Records Book 1652, Pages 668 through 1721, and amendments thereto, and as per plat thereof recorded in Condominium Book 21, Pages 47 and 47A, of the Public Records of Sarasota County, Florida.

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, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness 1 Signature: <u>[Signature]</u>	Lemberg Homes, LLC/an Illinois Limited Liability Company
Printed Name: <u>Laurie Cooper</u>	By: <u>[Signature]</u>
Post Office Address: <u>2075 Fruitville Rd.</u>	Roman Bolonny, Manager
	<u>Sarasota, FL 34237</u>
Witness 2 Signature: <u>[Signature]</u>	
Printed Name: <u>Nicole Williams</u>	
Post Office Address: <u>2075 Fruitville Rd</u>	
	<u>Sarasota FL 34237</u>

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 3rd day of April, 2026 by Lemberg Homes, LLC, an administratively dissolved Illinois Limited Liability Company, in accordance with its obligations to wind up its affairs, who has/have produced drivers license as identification.

[Signature]  
Notary Public Signature \_\_\_\_\_ My Commission Expires: \_\_\_\_\_ (SEAL)  
Printed Name: \_\_\_\_\_

Online Notary (Check Box if acknowledgment done by Online Notarization)

