

4/9/2026 1:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478083

This instrument prepared by
and return to:
Mary Lynn Desjarlais, Esquire
Desjarlais Law & Title
2750 Stickney Point Road, Suite 201
Sarasota, Florida 34231

Doc Stamp-Deed: \$2,537.50

Tax Parcel ID: 0147081094
Documentary Stamps Paid: \$2,537.50

[space above this line for recording]

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made April 8, 2026, between **Joseph Thomas Lesnau and Elizabeth Gay Lesnau, husband and wife**, herein called Grantor, whose post office address is 2576 N Williams Lake Road, Waterford, Michigan 48327, and **Jane M. Opperman, a married woman**, herein called Grantee, whose post office address is 10311 Glen Lee Trl, Granger, Indiana 46530,

Witnesseth:

That the said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, his heirs and assigns forever, the following described land, to wit:

Unit 102, Building 25, Phase 25, Bay Street Village, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument No. 2014085481 and amendment recorded in Official Records Instrument No. 2016100728, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



Dated on April 8, 2026.

Signed, sealed and delivered in the presence of:

Witness Sign: Ann-Marie Battaglia
Ann-Marie Battaglia
Witness Print: _____
Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

Joseph Thomas Lesnau
Joseph Thomas Lesnau

Witness Sign: James M. Briley
James M. Briley
Witness Print: _____
Address: 2750 Stickney Point Road, #201
Sarasota, FL 34231

Elizabeth Gay Lesnau
Elizabeth Gay Lesnau

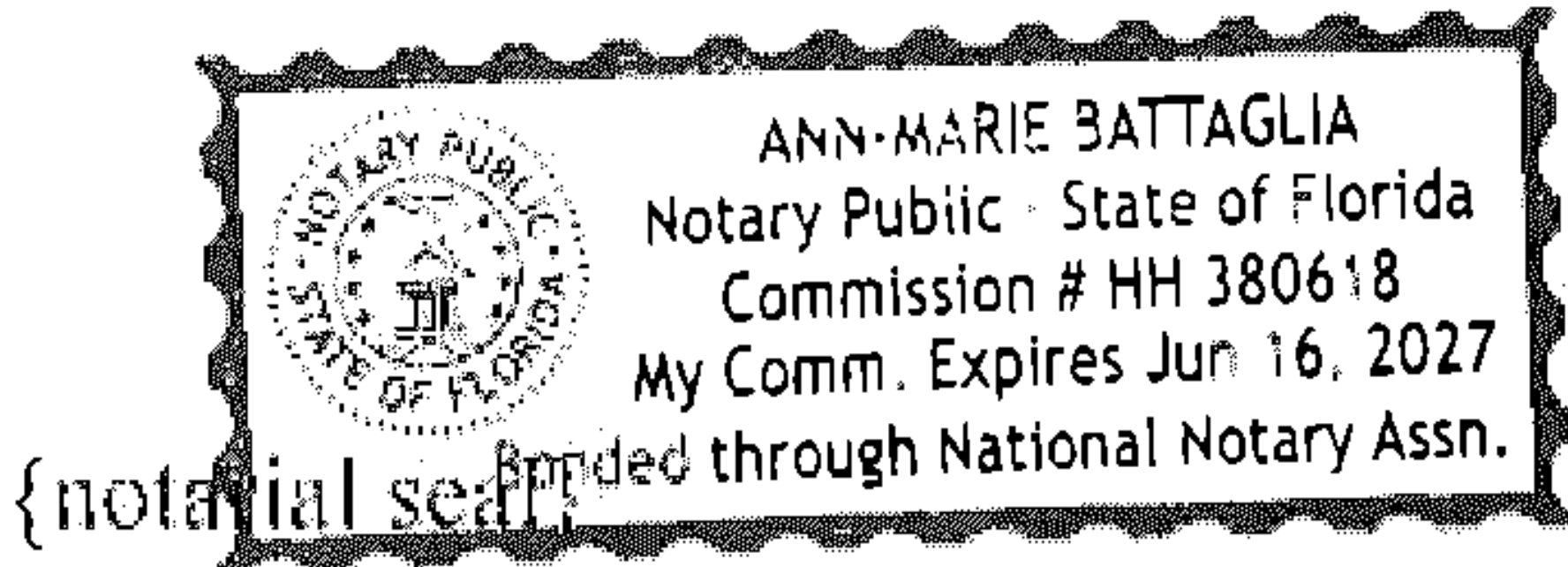
_____ [space below this line for acknowledgments] _____

STATE OF FLORIDA

COUNTY OF SARASOTA ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on April 8, 2026, by Joseph Thomas Lesnau and Elizabeth Gay Lesnau, ☐ who is personally known to me or ☒ who produced a Michigan Driver's License as identification.

NOTARY PUBLIC:



Ann-Marie Battaglia
Ann-Marie Battaglia
(print or type name beneath signature line)
State of Florida at Large
My commission expires:
My commission number is: