

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026047420 2 PG(S)

4/10/2026 1:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478703



Doc Stamp-Deed: \$1,148.00

Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 263399-91

WARRANTY DEED

This indenture made on **April 10, 2026** by **Steven M. Steele and Jondia Steele, husband and wife**, whose address is: 1445 Towne Center Way #322, Cincinnati, OH 45230 hereinafter called the "grantor", to **John W. Havener Jr.**, whose address is: 181 Butternut Road, 2792 Gold Key Estates, Milford, PA 18337, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Unit 103, FOXWOOD CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1665, Page 467, as thereafter amended and as per plat recorded in condominium Book 22, Page 7, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0851031103**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Steven M. Steele
Steven M. Steele

Jondia Steele
Jondia Steele

Signed, sealed and delivered in our presence:

Danielle Davis

1st Witness Signature

Marissa Murray

2nd Witness Signature

Print Name: Danielle Davis

Print Name: Marissa Murray

Address: 1332 Lakemont Ct
Amelia OH 45102

Address: 5094 US Highway 50
Hillsboro OH 45133

State of Ohio

County of Clermont

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on April 08 2026, by **Steven M. Steele and Jondia Steele**, who () is/are personally known to me or who (X) produced a valid Florida State ID Ohio Drivers License as identification.

Danielle Davis

Notary Public Signature

Printed Name: Danielle Davis

My Commission Expires: 09/19/2026



Danielle Davis
Notary Public, State of Ohio
My Commission Expires:
09/19/2026