

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026051167 2 PG(S)
April 17, 2026 03 00 38 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration \$259,000 00
Recording Fees: \$18.50 ✓
Documentary Stamps: \$1,813 00 ✓

Doc Stamp-Deed \$1,813 00



Prepared by and Return To.



DUNLAP & MORAN
ATTORNEYS AT LAW

Ryan Featherstone, Esquire
DUNLAP & MORAN, P A
P.O Box 3948
Sarasota, FL 34230
File No.. 25314-1

WARRANTY DEED

This Warranty Deed is made by Douglas W. Wessells and Judith M. Wessells, husband and wife, hereinafter referred to as "Grantor," to **Brenda J. Hoskins, as to a life estate without any liability for waste and with full power to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple absolute with or without consideration, without joinder by the remaindermen and with full power and authority to retain absolutely any and all rents and profits and any proceeds generated thereby,** whose address is: 3908 Oakhurst Blvd, #3185, Sarasota, FL 34233, **THEN upon the death of the life tenant and if the property described herein has not been previously disposed of prior to Grantor's death, full and complete title to the vested remaindermen, Michelle Stemen,** hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 3185, Oakhurst, Phase III, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1357, Page 2, as thereafter amended, and as per Plat thereof recorded in Condominium Book 13, Page 43, as thereafter amended, of the Public Records Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0068033051

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property, that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 16 day of April, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

GRANTOR:

Michelle Shiver

Witness 1 Signature
Witness 1 Printed Name.

Michelle Shiver

Witness 1 Address

1549 RINGLING BLVD
Suite 600 Sarasota, FL 34236
As to all Grantors

Douglas W Wessells

Douglas W Wessells
13836 Karina St.
Venice, FL 34293

Judith M Wessells

Judith M Wessells
13836 Karina St
Venice, FL 34293

Jessica Featherstone

Witness 2 Signature
Witness 2 Printed Name

Jessica Y. Featherstone

Witness 2 Address

**P.O. BOX 3948
SARASOTA, FL 34230-3948**

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on April 16, 2026 by Douglas W. Wessells and Judith M. Wessells.

Personally known
or Produced Identification
Type of Identification Produced FL DL

Jessica Featherstone

Notary Public
Print Name Jessica Y. Featherstone
My Commission Expires

