



SUNBELT
TITLE AGENCY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052395 3 PG(S)

4/21/2026 11:24 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3483205

Doc Stamp-Deed: \$3,850.00

Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-02293

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 20 day of April, 2026 by Marcella E. Levite, An Unremarried Widow surviving spouse of Louis P. Levite, hereinafter called the Grantor, to Jeanne Kathryn O'Connor, Trustee of The Jeanne Kathryn O'Connor Living Trust U/A dated April 11, 2024, whose post office address is: 5303 White Ibis Ct, North Port, FL 34287, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 24, Block A, Heron Creek, Unit 2, as per plat thereof recorded in Plat Book 41, Page 45, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0978091240

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

Linda Curran
Witness: (Signature)

Printed Name LINDA CURRAN

8181 S Tamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Dixie Roth

8181 S Tamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

State of Florida

County of Sarasota

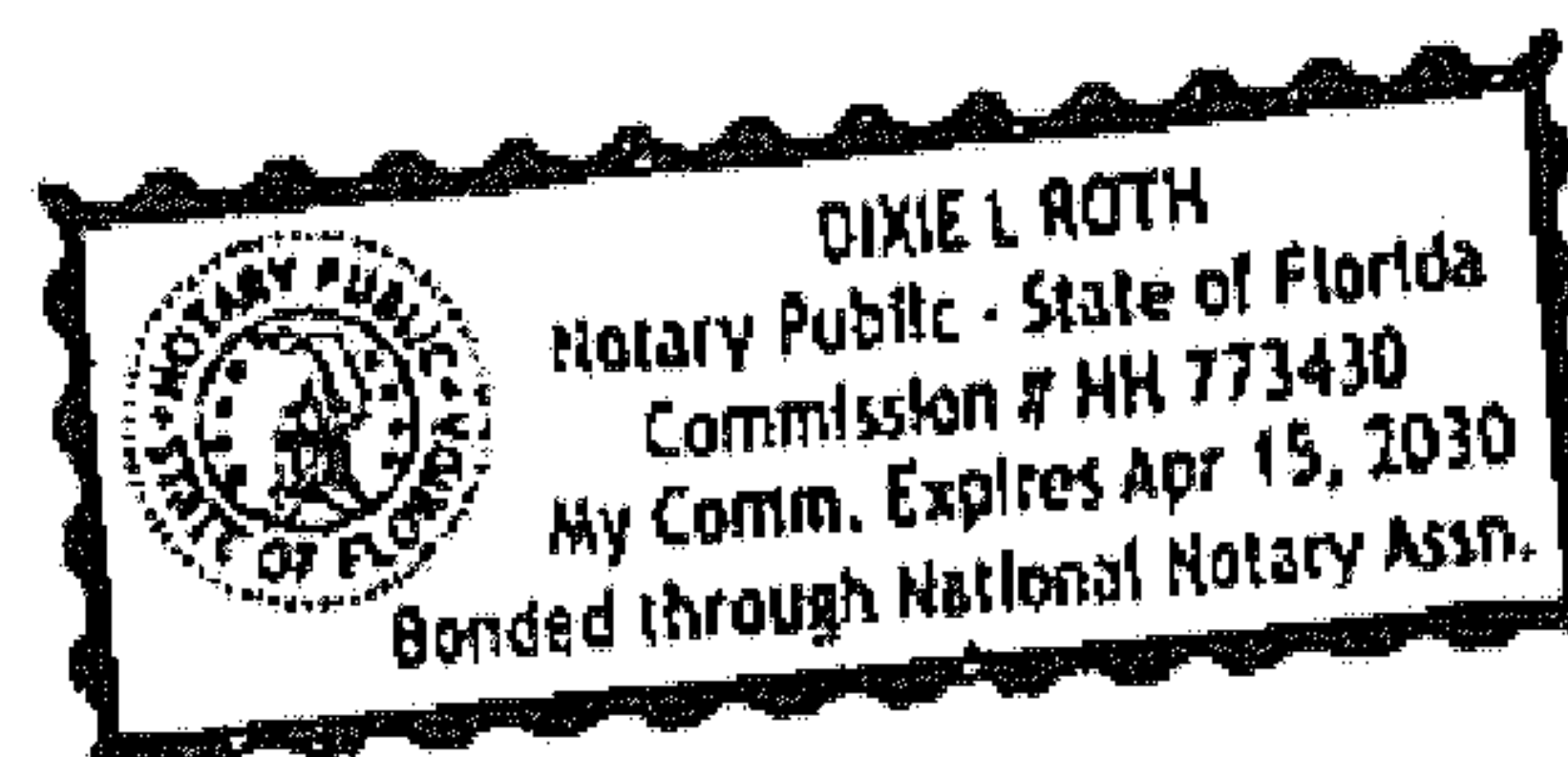
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of April, 2026, by Marcella E. Levite,, who: ☐ is personally known to me or ☒ produced DLIC as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Return to:
Richelle Harris Shindel
Heron Creek Golf & Country Club
5301 Heron Creek Boulevard
North Port, Florida 34287

HERON CREEK GOLF & COUNTRY CLUB
CERTIFICATE OF MEMBERSHIP

HERON CREEK ASSOCIATES, LTD., a Florida limited partnership (the "Club"), does hereby certify that:

1. The Club is the "Country Club Owner," as such term is used in the Declaration of Covenants, Conditions, and Restrictions for Heron Creek recorded in the Official Records as Instrument #1999127212, Public Records of Sarasota County, Florida, as amended (the "Declaration").

2. The Seanne K. O'Connor Living Trust, U/A dated April 11, 2024

is the holder of a Membership (as defined in the Declaration).

31 IN WITNESS WHEREOF the Club has caused this Certificate to be executed in its name this day of March, 2026

HERON CREEK ASSOCIATES, LTD.

By: Richelle A. Harris Shindel
Richelle A. Harris Shindel,
as its authorized agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 31 day of March, 2026 by Richelle A. Harris Shindel, as authorized agent of **HERON CREEK ASSOCIATES, LTD.**, a Florida limited partnership, on behalf of the partnership. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Jessica Kleinstiver
Notary Public
Jessica Kleinstiver
Name

3401 S. Sumter Blvd.
Address

North Port, FL 34287

My Commission Expires: 1/18/2028

I am a Notary Public of the State of Florida,
and my commission expires on 1/18/2028

Notary Seal

