

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026052633 2 PG(S)

4/21/2026 1:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483404

Prepared by and return to:  
Lauren Kohl  
Gibson Kohl, P.L.  
1800 Second Street, Suite 777  
Sarasota, Florida 34236  
File Number:29110

Doc Stamp-Deed: \$2,625.00

Consideration: \$375,000.00

## General Warranty Deed

Made this April 21, 2026 By **Anne Brouillard an unremarried widow**, whose post office address is: 270 Lakeshore Road. W., Unit #423, Mississauga, ON Canada L5H 0A4; , hereinafter called the Grantor, to **Lance A. Smith and Sally B. Luce, Trustees of the Smith and Luce Family Revocable Trust u/a/d September 10, 2018**, whose post office address is: 7848 Midnight Pass Road, Sarasota, Florida 34242, 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 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:

**UNIT 1221, STONEYBROOK FAIRWAY VERANDAS CONDOMINIUM II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2794, PAGE 355, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 31, PAGE 13, AND AMENDMENTS THERETO OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: 0135112019

**The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

**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.

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**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.

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

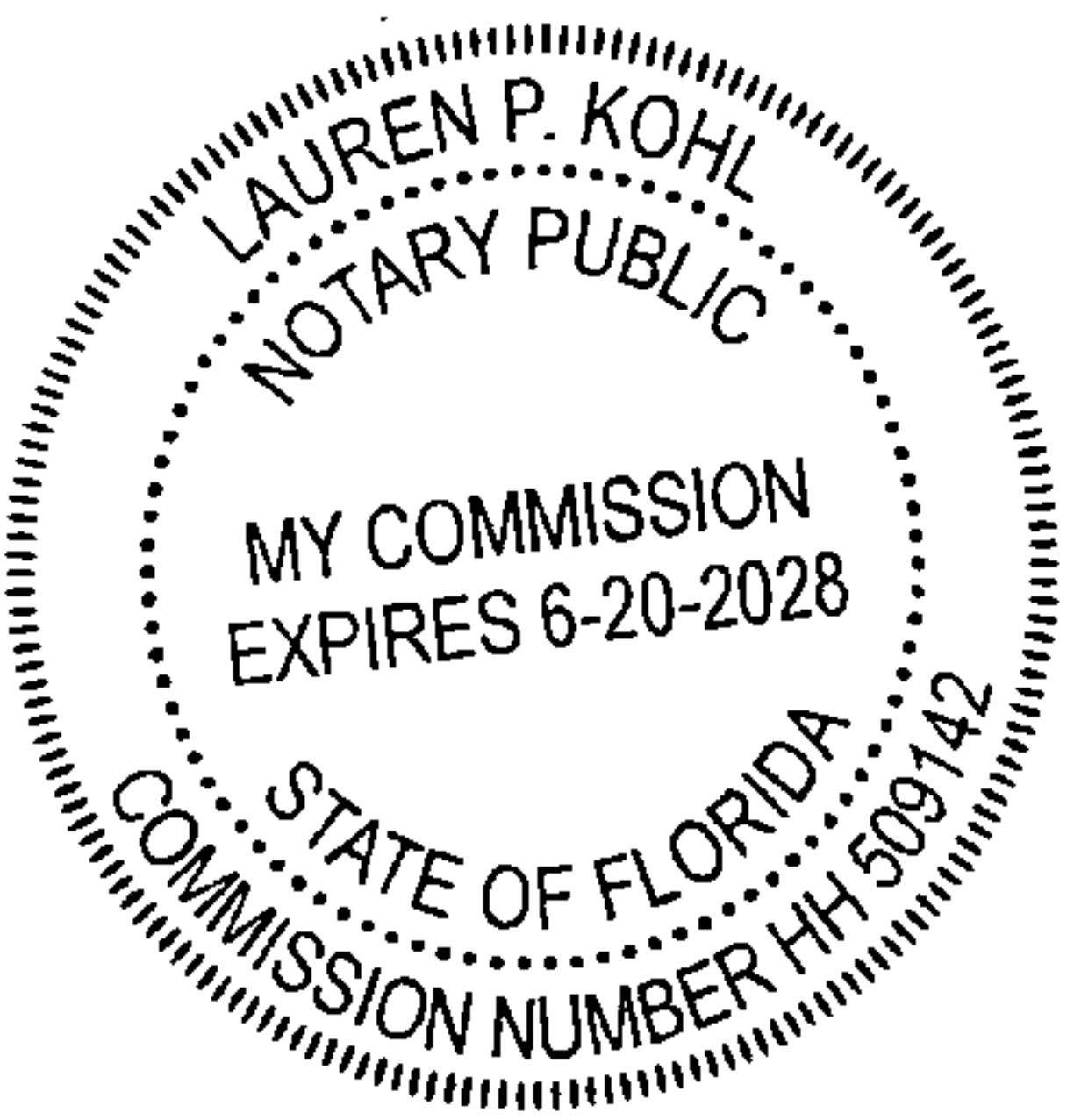
*Signed, sealed and delivered in our presence:*

Witness Signature: *LPK* *ABrouillard* (Seal)  
Witness # 1 Printed Name: Lauren P Kohl Anne Brouillard  
Post Office Address: 414 S. Tamiami Trail  
Osprey, FL 34229

Witness Signature: *Debbie Davidoff*  
Witness # 2 Printed Name: Debbie Davidoff  
Post Office Address: 8660 S. Tamiami Trail  
Sarasota FL 34238

State of Florida  
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_ The foregoing instrument was acknowledged before me by means of [] physical presence or [ ] online notarization this April 15<sup>th</sup>, 2026, by Anne Brouillard who is/are personally known to me or who produced PASSPORT as identification.



*LPK*  
Notary Public  
My Commission Expires: \_\_\_\_\_

(SEAL)