

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026052754 2 PG(S)**

4/21/2026 2:21 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3483497

**Doc Stamp-Deed: \$2,800.00**

Prepared by and return to:

Misty M. Clausen  
Esquire Land Title Inc  
252 West Marion Avenue  
Ste. 1130  
Punta Gorda, FL 33950

File No PG-26-46

Parcel Identification No 0113-13-1048

[Space Above This Line For Recording Data]

**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of April, 2026 between **Kathleen Lyden, a single woman, Individually and as Trustee of the Kathleen Lyden Revocable Trust U/A dated May 6, 2020**, whose post office address is 1736 Starling Drive, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to **Honka Wensing Sharell, a single woman**, whose post office address is 3641 Gleneagle Drive, Unit 12D, Sarasota, FL 34238, of the County of Sarasota, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit D-12, BALLANTRAE, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1373, Page 481, and as per plat thereof recorded in Condominium Plat Book 14, Page 26, 26A through 26G, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements appurtenant thereto.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Kathleen Lyden Revocable Trust dated May 6, 2020

By: Kathleen Lyden  
Kathleen Lyden, Individually and as Trustee

KR

WITNESS  
PRINT NAME: Kelly Robertson

252 W. Marion Avenue, #1130  
Punta Gorda, FL 33950  
WITNESS 1 ADDRESS

Lanie Forrest  
WITNESS  
PRINT NAME: Lanie Forrest

252 W. Marion Avenue, #1130  
Punta Gorda, FL 33950  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16th day of April, 2026, by Kathleen Lyden, Trustee of The Kathleen Lyden Revocable Trust dated May 6, 2020,  who is/are personally known to me or  who has/have produced FL DRIVERS LICENSE as identification.

KR

Signature of Notary Public

**Kelly Robertson**

Print, Type/Stamp Name of Notary

