

4/22/2026 12:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484100

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29064

Doc Stamp-Deed: \$3,465.00

Consideration: \$495,000.00

General Warranty Deed

Made this April 22, 2026 By **William J. Hall, an unmarried widow**, whose post office address is: 678 Wynding Oaks, Kalamazoo, Michigan 49006, hereinafter called the Grantor, to **Leo Joseph Potetti and Joan Potetti, husband and wife**, whose post office address is: 1515 Pelican Point Drive, Unit #284, Sarasota, Florida 34231, 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 284, Building 9, of PELICAN COVE CONDOMINIUM (f/k/a Pelican Cove Condominium VII), a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1186, Page(s) 698, and by virtue of Certificate of Merger recorded in Official Records Book 1673, Page 918, and all amendments thereto, and as per plat thereof recorded in Condominium Book 10, Pages 7, 7A through 7D, inclusive, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0126112028**

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

William J. Hall affirms that he and Lynn H. Hall were continuously married without interruption to each other from the date they took title to the above referenced property until the date of death of Lynn H. Hall on April 16, 2026.

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:

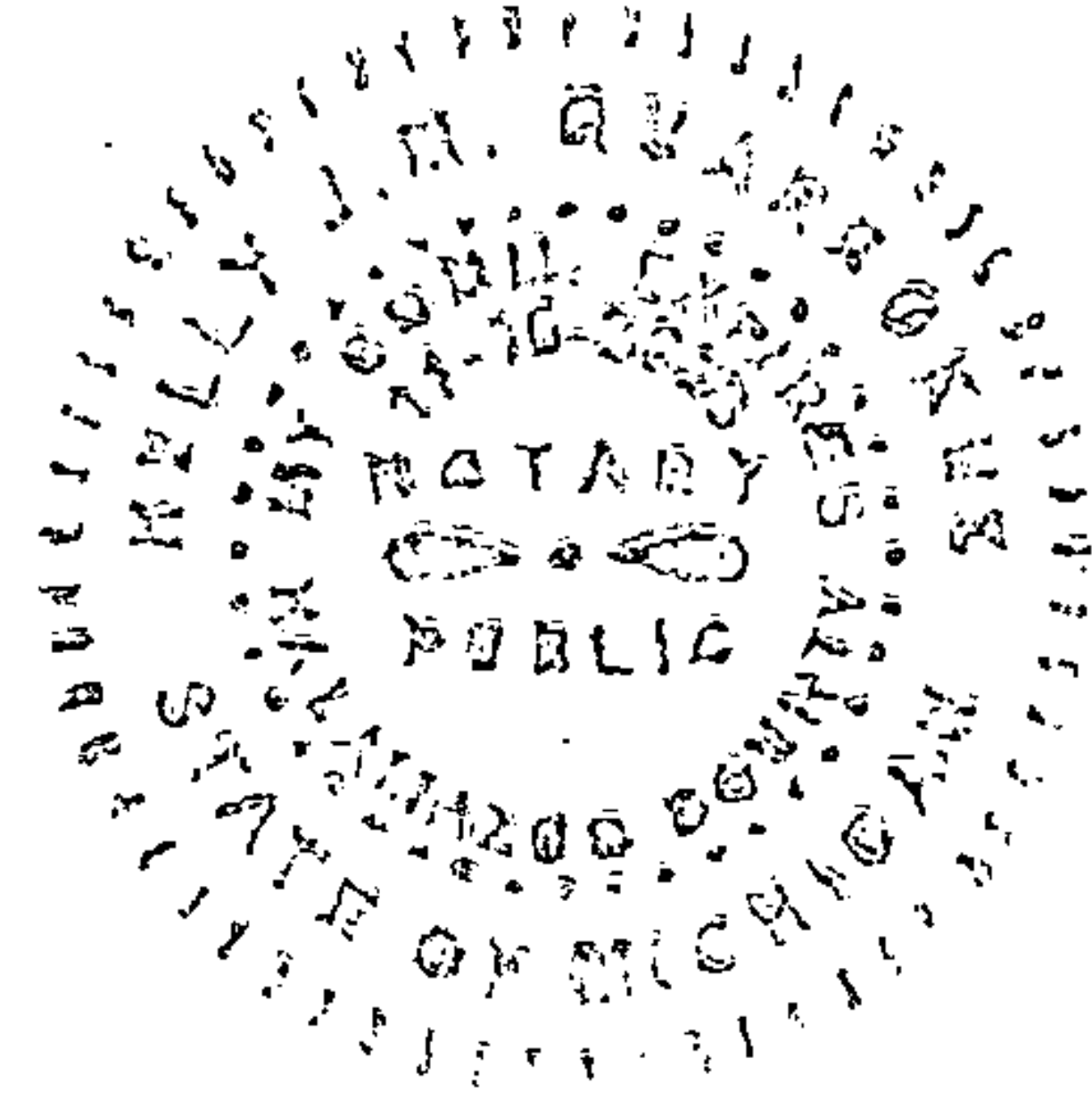
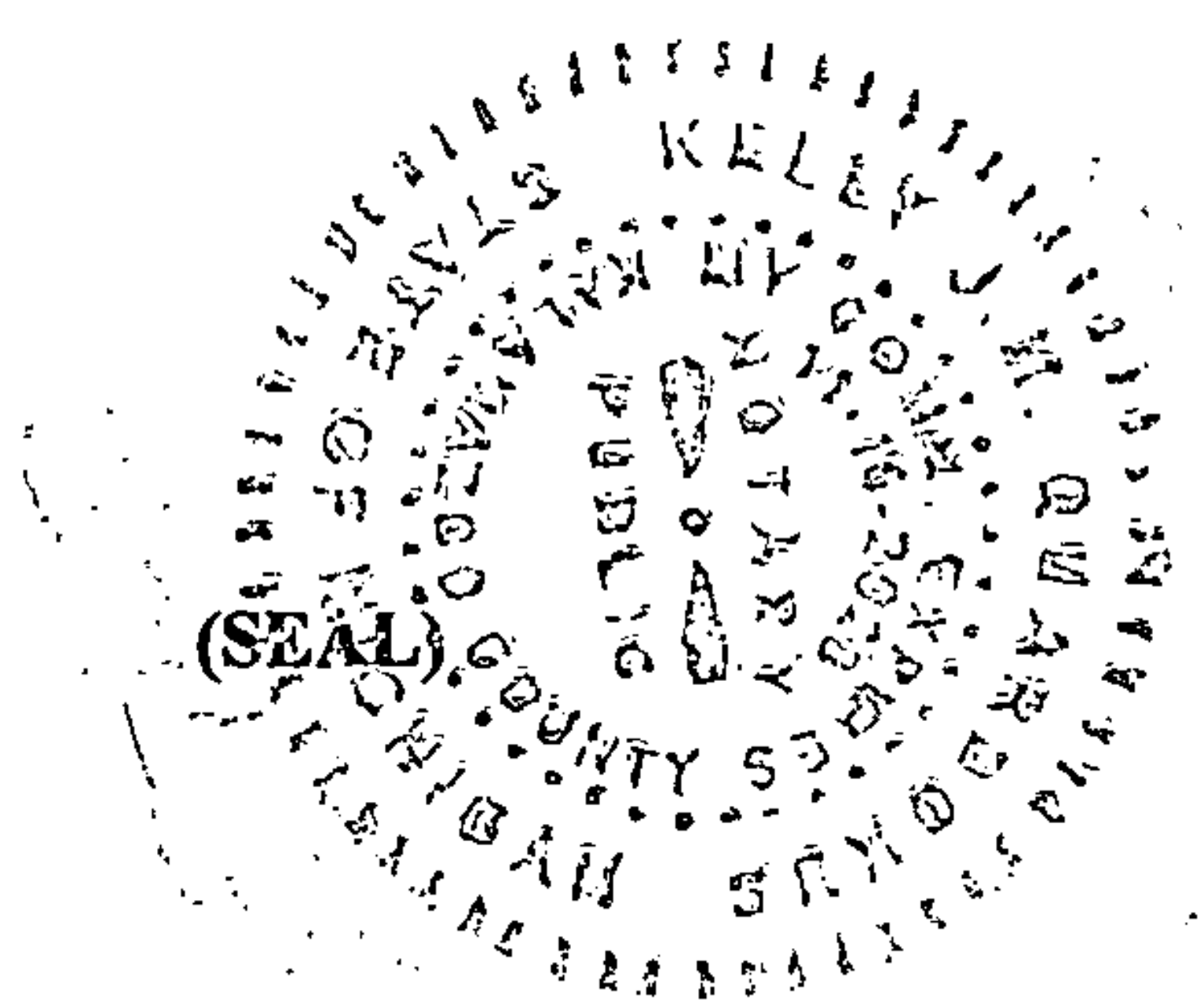
Witness Signature: Amy M Schaffer
Witness # 1 Printed Name: Amy M. Schaffer
Post Office Address: 1125 E Milham Ste A
Portage, MI 49002

William J. Hall (Seal)
William J. Hall

Witness Signature: Sybil F Neal
Witness # 2 Printed Name: SYBIL F. NEAL
Post Office Address: 1125 E Milham Ste A
Portage, MI 49002

State of Michigan
County of Kalamazoo

I am a Notary Public of the State of Michigan, and my commission expires on 11-16-2028. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this April 20th, 2026, by William J. Hall who is/are personally known to me or who produced MI Drivers License as identification.



Kelly J.M. Quardokus
Notary Public Kelly J.M. Quardokus
My Commission Expires: 11-16-2028

KELLY J.M. QUARDOKUS
Notary Public, State of Michigan
County of Kalamazoo
My Commission Expires 11-16-2028
Acting in the County of Kalamazoo