

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026054315 2 PG(S)**

4/23/2026 2:23 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3484831

**Prepared By and Return To:**

Ashley Jones  
Movement Title Services, LLC DBA Momentum Title  
206 Harbor Drive S  
Venice, FL 34285

**Doc Stamp-Deed: \$2,170.00**

Order No.: MT-26-046

Property Appraiser's Parcel I.D. (folio) Number:  
0124091301

**WARRANTY DEED**

THIS WARRANTY DEED dated this the 23rd day of April, 2026, by **Randall J. Belsley, as a married man and as Trustee of the Randall J. Belsley Revocable Trust dated December 3, 2011**, as to an undivided 1/2 interest, and **Joan E. Belsley, as a married woman and as Trustee of the Joan E. Belsley Revocable Trust dated December 3, 2011**, as to an undivided 1/2 interest, whose post office address is 606 Thornridge Drive, Morton, IL 61550 (the "Grantor"), to **Rhonda Etkin**, a single woman, whose post office address is 545 Willow Bend Drive, Telford, PA 18969 (the "Grantee").

(Wherever used herein the terms "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 And No/100 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 County of Sarasota, State of Florida, viz:

**Unit 310, PINESTONE AT PALMER RANCH NO. 3, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2929, Pages 1766 through 1828, and amended, and as per plat thereof recorded in Condominium Plat Book 31, Pages 39, 39A through 39D, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.  
Subject to easements, restrictions, 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.

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: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Kyle Sheets  
Witness Signature  
Kyle Sheets  
Printed Name of First Witness  
721 W. Jackson St. Morton, IL  
Address of First Witness

Kira Finnigan  
Witness Signature  
Kira Finnigan  
Printed Name of Second Witness  
721 W. Jackson St, Morton IL 61550  
Address of Second Witness

Randall J. Belsley Revocable Trust  
dated December 3, 2011  
BY: Randall J. Belsley  
Randall J Belsley  
Individually & as Trustee

Joan E. Belsley Revocable Trust  
dated December 3, 2011  
BY: Joan E Belsley  
Joan E Belsley  
Individually and as Trustee

STATE OF ILLINOIS

COUNTY OF Tazewell

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 21<sup>st</sup> day of April, 2026 by Randall J Belsley and Joan E Belsley, who are personally known to me or who have produced Drivers License (type of identification) as identification.

Kira Finnigan  
Notary Public  
Printed Name: Kira Finnigan  
Commission #             
My Commission Expires: 7/21/2026

