

4/23/2026 4:22 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3484978

Prepared by and Return to:
Jennifer D. Archambault
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-307-JDA
Sales Price: Price: \$262,000.00

Doc Stamp-Deed: \$1,834.00

General Warranty Deed

Made this 22nd day of April, 2026 By **Jeffrey D. Skonieczny, Individually and a single man as Trustee of The Jeffrey D. Skonieczny Trust dated April 17, 2018**, whose address is: 2415 Woodview Drive Southeast, Huntsville, AL 35801, hereinafter called the grantor, to **Amy Appleton, an unmarried woman, and Benoit Cusson, an unmarried man, as joint tenants with right of survivorship**, whose post office address is: 183 Epping Rd, Beaconsfield, QC H9W 2Y6, Canada, 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, viz:

Unit 112, PINESTONE AT PALMER RANCH, UNIT NO. 1, A CONDOMINIUM, together with an undivided interest in the common elements and appurtenance thereto a Condominium according to the Declaration of Condominium recorded in Official Records Book 2786, Page 1351 and re-recorded in Official Records Book 2791, Page 427, and as per plat thereof, recorded in Condominium Book 31, Pages 1, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0124091003**

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 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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

Witness print name below:
JASON WHITE

The Jeffrey D. Skonieczny Trust dated April 17, 2018

By: [Signature]
Jeffrey D. Skonieczny, Individually and as Trustee
2415 Woodview Drive Southeast, Huntsville, AL
35801

Witness Address:
5467 Kumquat Ave
North Palm FL 34291

[Signature]
Witness Signature above:

Witness print name below:
Jennifer Archambault

Witness Address:
110 Nokomis Ave. N.
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13th day of April, 2026, by Jeffrey D. Skonieczny, Individually and a single man as Trustee of The Jeffrey D. Skonieczny Trust dated April 17, 2018, () who is personally known to me or () who has produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

