

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0143

Property address:
5705 Ashton Way #5705, Sarasota, Florida 34231

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026055049 2 PG(S)

4/24/2026 2:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485476

Doc Stamp-Deed: \$2,030.00

General Warranty Deed

Made this April 24, 2026 A.D. By **Martha Helen Smith, an unremarried widow, Individually and as Trustee of The Martha Helen Smith Revocable Trust under Agreement dated the 17th day of August, 2021**, whose post office address is: 6619 Northridge Circle, Louisville, Kentucky 40241, hereinafter called the Grantor, to; **Gwen G. O'Neil and Eugene L O'Neil Wife and Husband**, whose post office address is: 5705 Ashton Way, 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 \$290,000.00 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 5705, ASHTON LAKES, NO. 10, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2905, PAGE 216, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 31, PAGE 34, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0088138003**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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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 1 signature:

X *Danna A Sawyer*

X *Martha Helen Smith, Trustee*
Martha Helen Smith, Individually and as Trustee

Witness 1 Printed Name and Address:

Danna A. Sawyer
497 Kinglan Rd Louisville, Ky 40207

Witness 2 signature:

X *Elaine M. Stampfer*

Witness 2 Printed Name and Address:

Elaine Marie Stampfer
6623 Northridge Circle, Lov Ky. 40241

State of *Kentucky* County of *Jefferson*

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization, this *6* day of April, 2026, by Martha Helen Smith, who is/are personally known to me or who has produced *KY-DL 820187382* as identification.

X

Natalie A. Iori
Notary Public

Print Name: *Natalie A. Iori*
My Commission Expires: *9/15/29*

Seal:

NATALIE ANDREA IORI
Notary Public
Commonwealth of Kentucky
Commission Number KYNP104851
My Commission Expires Sep 15, 2029