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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485920

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29192

Doc Stamp-Deed: \$2,065.70

Consideration: \$295,100.00

General Warranty Deed

Made this April 14, 2026 By **Michelle L. Levesque, individually as an unmarried woman and as Successor Trustee of The Linda M. Levesque Revocable Trust, U/A dated July 2, 2015**, whose post office address is: 12242 Ballerstedt Road, Elgin, Texas 78621, hereinafter called the Grantor, to **Arthur J. Hantel, as Trustee of The Arthur J. Hantel Declaration of Trust dated May 7, 2002, as to a 50% undivided interest, and Kathleen A. Hantel, as Trustee of The Kathleen A. Hantel Declaration of Trust dated May 7, 2002, as to a 50% undivided interest.** whose post office address is: 118 N. Russel Street, Mount Prospect, Illinois 60056, 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:

Condominium Parcel: Unit No. 151, of IRONWOOD VILLAS, a Condominium, according to the plat thereof recorded in Condominium Plat Book 27, page(s) 4, and being further described in that certain Declaration of Condominium recorded in O.R. Book 2010, page 1912 et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto. All as recorded in the Public Records of Sarasota County, Florida.

Parcel ID Number: **0411061051**

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Michelle L. Levesque is still acting as Successor Trustee.

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, 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.

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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:

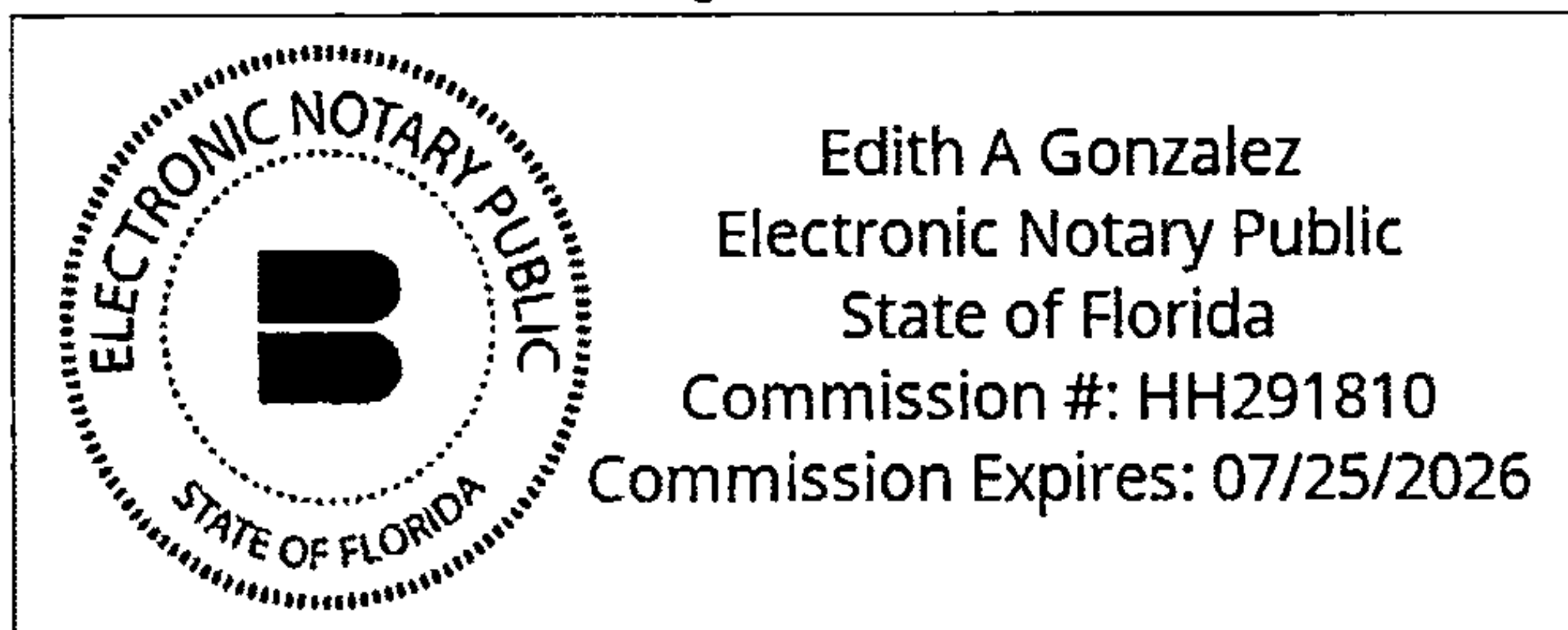
Witness Signature: Miguel Brito Michelle L. Levesque (Seal)
Witness # 1 Printed Name: Miguel Brito Michelle L. Levesque, individually and as Successor Trustee
Post Office Address: 2570 Rayburn Ave SE of The Linda M. Levesque Revocable Trust, U/A dated July
Palm Bay FL 32909 2, 2015

Witness Signature: Edith A Gonzalez
Witness # 2 Printed Name: Edith A Gonzalez
Post Office Address: 2570 Rayburn Ave SE Palm Bay FL 32909

State of Florida
County of Brevard

I am a Notary Public of the State of Florida, and my commission expires on 07/25/2026. The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization this April 22nd, 2026, by Michelle L. Levesque, individually and as Successor Trustee of The Linda M. Levesque Revocable Trust, U/A dated July 2, 2015, who is/are personally known to me or who produced Drivers License as identification.

Notarized online using audio-video communication



Edith A Gonzalez
Notary Public
My Commission Expires: 07/25/2026