

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056356 2 PG(S)

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-357-SXC
Sales Price: Price: \$671,000.00

4/28/2026 2:16 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3486631

Doc Stamp-Deed: \$4,697.00

General Warranty Deed

Made this 28th day of April, 2026 By **David R. Frasca and Laurie S. Frasca, husband and wife**, whose address is: 1404 West Oak Street, Mahomet, IL 61853, hereinafter called the grantor, to **Lori A. Hulstein, a married woman**, whose post office address is: 8930 Hilloway Road, Eden Prairie, MN 55347, 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:

Lot 68, Cobblestone on Palmer Ranch - Phase 1, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 21, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0100010068**

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)

Witness Signature above: [Signature] David R. Frasca
1404 West Oak Street, Mahomet, IL 61853

Witness print name below: Sara A E Castongia
Witness Address: 312 E Main St
Mahomet, IL 61853 Laurie S. Frasca
1404 West Oak Street, Mahomet, IL 61853

Witness Signature above: [Signature]

Witness print name below: Janet Hobbs

Witness Address: 312 E Main St
Mahomet IL 61853

STATE OF Illinois
COUNTY OF Champaign

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of April, 2020, by David R. Frasca and Laurie S. Frasca, who is/are personally known to me or who has/have produced driver's license as identification.

[Signature]
Signature of Notary Public
Sara A E Castongia
Print, Type/Stamp Name of Notary

