

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026056384 2 PG(S)**

Prepared by and Return to:  
Alice S. Clark  
MSC Title, Inc.  
110 Nokomis Avenue North, Venice, FL 34285  
File No. 2026-103-ASC  
Sales Price: Price: \$385,000.00

4/28/2026 2:27 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3486645

**Doc Stamp-Deed: \$2,695.00**

## **General Warranty Deed**

Made this 28th day of April, 2026 By **Michael L. Coulas and Candace Lourdes, husband and wife**, whose address is: 43 Furniss Street, Beaverton, Ontario L0K1AO, Canada, hereinafter called the grantor, to **Jonnie Lynne Lochner and James Wayne Lochner, wife and husband**, whose post office address is: 11766 Tempest Harbor Loop, Venice, FL 34292, 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 2092, Stoneybrook at Venice, Unit 4, according to the map or plat thereof, as recorded in Plat Book 45, Pages 28, 28A through 28L, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0756032092**

**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)

Kristin Maria  
Witness Signature above:

Witness print name below:  
Kristin Maria

Witness Address:  
337 W. Venice Ave  
VENICE, FL 34285

Alice Clark  
Witness Signature above:

Witness print name below:  
Alice S Clark

Witness Address:  
110 NOKOMU AVE N.  
VENICE FL. 34285

[Signature]  
Michael L. Coulas  
43 Furniss Street, Beaverton, Ontario L0K1A0,  
Canada

[Signature]  
Candace Lourdes  
43 Furniss Street, Beaverton, Ontario L0K1A0,  
Canada

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of April, 2026, by Michael L. Coulas and Candace Lourdes,  who is/are personally known to me or  who has/have produced FL. DRIVERS LICENSE as identification.

[Signature]  
Signature of Notary Public

Alice Clark  
Print, Type/Stamp Name of Notary

