

4/29/2026 2:33 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487328

Doc Stamp-Deed: \$2,170.00

Prepared by and return to:

Devan P. Spinelli, Esq.  
CLOSED Coastal LLC  
428 W 4th Street  
Boca Grande, FL 33921  
(941) 769-9922  
File No 4287-26COAST-FL

Parcel Identification No 0994-05-0960

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 29th day of April, 2026 between PATRICIA M. BOUDREAU, a married woman, Individually and as Trustee of the L & L TRUST dated December 21, 2022, whose post office address is 27833 128th Street Northwest, Zimmerman, MN 55398, of the County of Sherburne, State of Minnesota, Grantor, to MICHELLE PHARES, a single woman, whose post office address is 4225 Fairway Drive, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 96, Villas of Sabal Trace, a subdivision, according to the Plat thereof, recorded in Plat Book 41, Page(s) 18, 18A through 18D, of the Public Records of Sarasota County, Florida.

**Grantor warrant** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 27833 128th Street Northwest, Zimmerman, MN 55398.

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

**Subject to** taxes for 2027 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

the L & L TRUST dated December 21, 2022

By: Patricia Boudreau  
PATRICIA M. BOUDREAU, Individually and as Trustee

Joanne Walters  
WITNESS #1 SIGNATURE

Joanne Walters  
WITNESS #1 PRINTED NAME

8300 Will Shine Dr Pt. Charlotte FL  
WITNESS #1 ADDRESS 33981

Petra Adamson  
WITNESS #2 SIGNATURE

Petra Adamson  
WITNESS #2 PRINTED NAME

8300 Will Shine Dr. Pt. Charlotte FL 33981  
WITNESS #2 ADDRESS

STATE OF FLORIDA  
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of April, 2026, by PATRICIA M. BOUDREAU, Individually and as Trustee of the L & L TRUST dated December 21, 2022,  who is/are personally known to me or  who has/have produced DL as identification.

Petra Adamson  
Signature of Notary Public

Print, Type/Stamp Name of Notary

