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INSTRUMENT # 2026057527 2 PG(S)

4/30/2026 9:05 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487603

Prepared by and Return to:
Jennifer D. Archambault
MSC Title, Inc.
110 Nokomis Avenue North, Venice, FL 34285
File No. 2026-317-JDA
Sales Price: Price: \$477,500.00

Doc Stamp-Deed: \$3,342.50

General Warranty Deed

Made this 29th day of April, 2026 By **Stacey E. Lautenslager, a/k/a Stacey P. Lautenslager, a married woman, individually, and as Successor Trustee of the Trust Agreement of Elyce Paridon Trust dated December 30, 1997 and amended on May 1, 2013**, whose address is: 6901 Dorsett Trail, Victor, NY 14564, hereinafter called the grantor, to **Daniel J. Healy and Catherine A. Healy, Trustees of Healy Family Revocable Trust**, whose post office address is: 40 Winslow Lane, Candia, NH 03034, 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:

Unit 1-D, The Towers, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 744, Page 954, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0175043004**

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.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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)

Jennifer Archambault
Witness Signature above:

Witness print name below:
Jennifer Archambault

The Elyce Paridon Trust u/a dtd December 30, 1997, as amended dated May 1, 2013

By: Stacey E. Lautenslager
Stacey E. Lautenslager, Individually and as
Successor Trustee
6901 Dorsett Trail, Victor, NY 14564

Witness Address:
110 Nokomis Ave N.
Venice, FL 34285

Alice Clark
Witness Signature above:

Witness print name below:
Alice Clark

Witness Address:
110 Nokomis Ave N.
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of April, 2026, by Stacey E. Lautenslager, Individually and as Successor Trustee of The Elyce Paridon Trust u/a dtd December 30, 1997, as amended dated May 1, 2013, who is personally known to me or who has produced NY Drivers License as identification.

Jennifer Archambault
Signature of Notary Public

Print, Type/Stamp Name of Notary

