

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026066957 2 PG(S)**

**5/18/2026 3:19 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3495656

Prepared by and return to:

Rich Lockrem

Nona Title, Inc. dba Red Door Title

650 North Alafaya Trail, Suite 111

Orlando, FL 32828

(407) 556-3798

File No 26-13516

**Doc Stamp-Deed: \$2,030.00**

Parcel Identification No 0123-04-2201

(Space Above This Line for Data)

**WARRANTY DEED**

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

**This indenture** made the **15th day of May, 2026** between **Leon-Paul Sauvageau, a married man**, whose post office address is **Village Des Pins 3 #159, 45 Rue Brouage, Gatineau, Quebec J9j 1j5, Canada**, Grantor, to **Peter J. Leszyk, a single man**, whose post office address is **PO Box 242, Inlet, NY 13360**, 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: 3784 Pinecone Court, Sarasota, FL, 34238

Unit 159, VILLAGE DES PINS III, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1724, Pages 597 through 630, inclusive, and as per Plat thereof recorded in Condominium Book 23, Pages 20, 20A and 20B, of the Public Records of Sarasota County, Florida, together with all amendments thereto and an undivided interest in the common elements appurtenant thereto.

**Grantor warrants** 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: Village Des Pins 3 #159, 45 Rue Brouage, Gatineau, Quebec J9j 1j5, Canada.

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

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

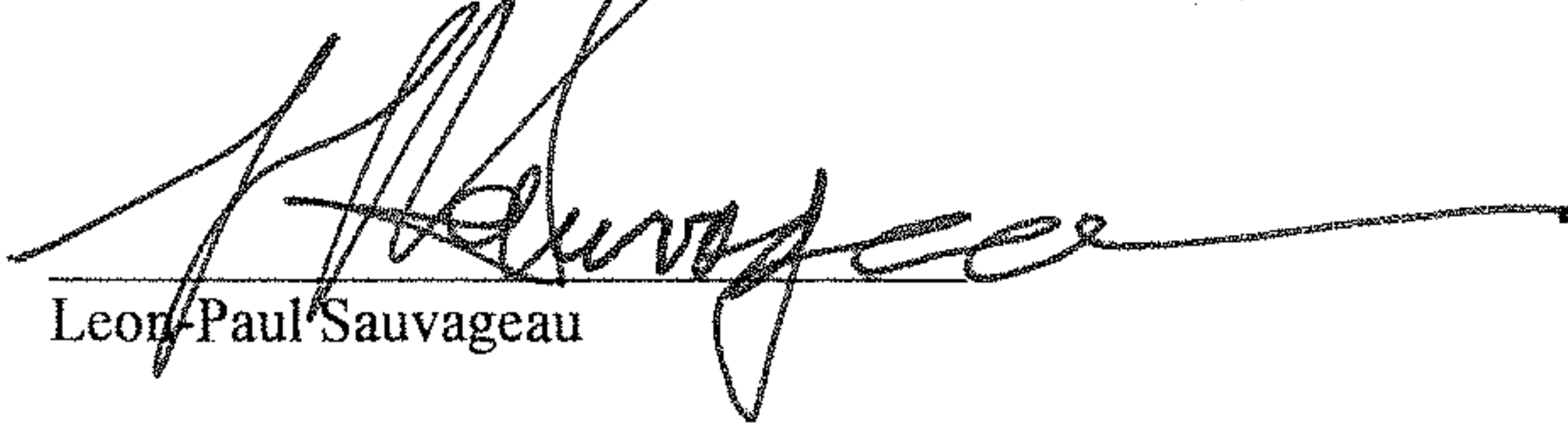
**TO HAVE AND TO HOLD** the same in fee simple forever.

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

*\*\*Signature Page to Follow\*\**

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

Signed, sealed and delivered in our presence:


  
Leon-Paul Sauvageau

Witness Signature: Carrie Witness Address: 5350 Desoto Rd  
Witness Print: Carrie Stuckey Sarasota FL 34235

Witness Signature: Kasey Geyer Witness Address: 5350 Desoto Rd  
Witness Print: Kasey Geyer Sarasota FL 34235

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14th day of April, 2026, by Leon-Paul Sauvageau,  who is/are personally known to me or  who has/have produced Canada DL as identification.

  
Signature of Notary Public  
Carrie Stuckey  
Print, Type/Stamp Name of Notary

