

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067525 2 PG(S)**

Consideration: \$950,000.00

Prepared by and return to:
Opus Title, LLC
Attn:Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-494

5/19/2026 1:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496107

Doc Stamp-Deed: \$6,650.00

Property Appraiser's Parcel ID No.: Property 1:
0086-14-0021

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of May, 2026, by and between **DAVID R. LEMIEUX, an unmarried man, INDIVIDUALLY, AND AS TRUSTEE OF THE DAVID R. LEMIEUX REVOCABLE TRUST OF 2012**, whose address is **P.O. Box 1163, Rochester, NH 03866** (hereinafter "GRANTOR"), and **CARL THOMAS PEARSON AND SABINE WALTER, husband and wife, as tenants by the entirety**, whose address is **11 Marten Peak Court, Bozeman, MT 59718** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 127, PHILLIPPI GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor herein represents that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantees.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Elizabeth Malone-Roth
Printed Name Elizabeth Malone-Roth
P.O. Address 3700 S. Tamiami Trail
Sarasota FL 34239

**DAVID R. LEMIEUX, INDIVIDUALLY, AND
AS TRUSTEE OF THE DAVID R. LEMIEUX
REVOCABLE TRUST OF 2012**

David R. Lemieux
**David R. Lemieux, Individually, and as Trustee
aforesaid**

(2) Lori J. Bo
Printed Name: Lori J. Bo
P.O. Address: 50 Central Avenue, Suite 110
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2026, by David R. Lemieux, Individually, and as Trustee of the David R. Lemieux Revocable Trust of 2012, who is personally known to me or who has produced NH DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

