

5/20/2026 1:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496721

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

Doc Stamp-Deed: \$1,071.00

File Number: 2026-61

Consideration:\$153,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 20th day of May, 2026 between **Florence Caroline Lauth, Individually and as Trustee of the Florence Caroline Lauth Revocable Trust dated November 4, 2025** whose post office address is **4950 Pocatella Avenue, 608, North Port, FL 34287**, grantor, and **Janell Ivadelle Davis, a single woman** whose post office address is **1 Quails Run Boulevard Unit 2, Englewood, FL 34223**, grantee:

(Whenever used herein the terms "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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Unit 104, QUAIL'S RUN, PHASE I, A CONDOMINIUM according to the Declaration of Condominium recorded in Official Records Book 1099, Page 2041, and by Virtue of Merger of Condominiums, recorded in Official Records Book 2003, Page 2703, and amendments thereto, and as per the plat thereof recorded in Condominium Book 9, Page 8, and amendments thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

Parcel Identification Number: 0853121004

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

Grantor Hereby Represents that they are the duly appointed and qualified Trustee under the **Florence Caroline Lauth Revocable Trust dated November 4, 2025** (the "Trust"). That in all things preliminary to and in and about this onveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

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**.

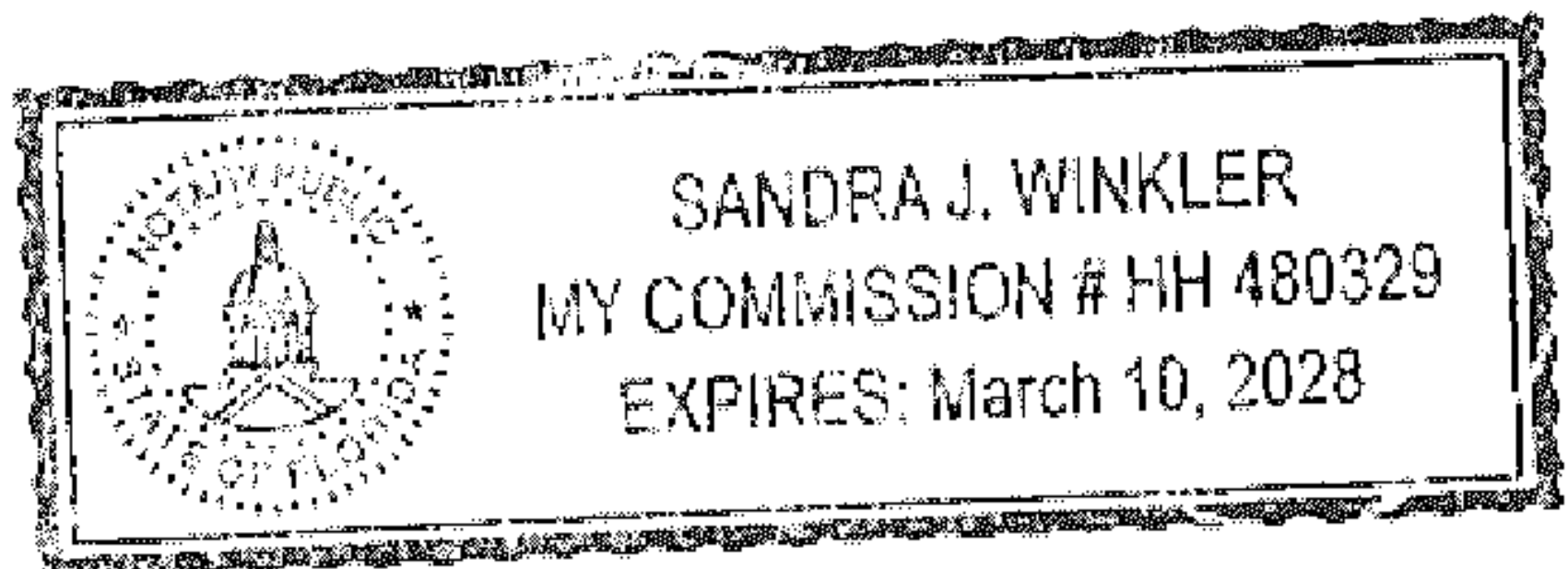
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 8 day of May, 2026.

<p><i>Signed, sealed and delivered in our presence:</i></p> <p><u>Jennifer Baker</u> Witness Printed Name: <u>JENNIFER BAKER</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u></p> <p><u>Sandra J. Winkler</u> Witness Printed Name: <u>SANDRA WINKLER</u> Address: <u>229 Pensacola Rd.</u> <u>Venice, FL 34285</u></p>	<p><u>Florence Caroline Lauth</u> Florence Caroline Lauth, Trustee of the Florence Caroline Lauth Revocable Trust dated November 4, 2025</p>
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State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of May, 2026 by Florence Caroline Lauth, Trustee of Florence Caroline Lauth Revocable Trust dated November 4, 2025 who is personally known or has produced FDL as identification.

[Seal]



Sandra J. Winkler
Notary Public
Print Name: _____
My Commission Expires: _____