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5/20/2026 2:06 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496735

Doc Stamp-Deed: $1,505.00

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-975

**Consideration: $215,000.00**

# General Warranty Deed

Made this May 15, 2026, by **Kathleen H. Sweeney, an unmarried woman,** whose post office address is: 50 Villa Drive, Feeding Hills, MA 01030, hereinafter called the Grantor, to **Bruce Stechmiller and Joyce Stechmiller, husband and wife**, whose post office address is: 7384 A1A South, St. Augustine, FL 32080, 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:

**Unit 2251, TERRACES OF FOREST LAKES CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1279, Page 1281, and amendments thereto, and as per Plat thereof recorded in Condominium Book 11, Pages 50, 50A to 50E, of the Public Records of Sarasota County, Florida. Together with an undivided interest in the common elements appurtenant thereto.**

Parcel ID Number: **0060051022**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

**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 for the current year and subsequent years.

Prepared by and return to:
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**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:*

Natalie C. Coldiron
*Signature of Witness #1*

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Kathleen H. Sweeney *(seal)*
**Kathleen H. Sweeney**

Catherine Ulleen
*Signature of Witness #2*

Printed Name of Witness #2: Catherine Wolff

Post Office Address: 1990 Main Street
Sarasota, FL 34236

**STATE OF FLORIDA**
**COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 13th day of May, 2026, by **Kathleen H. Sweeney,** [_] who is personally known to me, or [✓] who produced MA Drivers License as identification.

(NOTARY STAMP/SEAL)

NATALIE G. COLDIRON
Commission # HH 627136
Expires April 14, 2029

Natalie C. Coldiron
NOTARY PUBLIC

Natalie G. Coldiron
Printed Name

My Commission Expires:_____