

Prepared by:
Sabrina Mastroberardino
Sandbar Title, LLC
5288 Summerlin Commons Way, Suite 901
Fort Myers, Florida 33907

File Number: 2604589

Consideration: \$488,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069138 2 PG(S)

5/21/2026 3:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497440

Doc Stamp-Deed: \$3,416.00

General Warranty Deed

Made this May 20, 2026 A.D. By **John S. La Bar III and Helen Lau n/k/a Helen La Bar, husband and wife**, whose post office address is: 1134 S 100th Street, West Des Moines, Iowa 50266, hereinafter called the grantor, to **Thomas P. Pearson and Bettina Pearson, husband and wife**, whose post office address is: 7789 Broken Arrow Trail, Winter Park, Florida 32792, 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 M-12, Polynesian Gardens, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 615, Page 279, as thereafter amended, and as per Plat thereof recorded in Condominium Book 2, Pages 4 and 4a, as thereafter amended, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: **0106073074**

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.

Prepared by:
Sabrina Mastroberardino
Sandbar Title, LLC
5288 Summerlin Commons Way, Suite 901
Fort Myers, Florida 33907

File Number: 2604589

Consideration: \$488,000.00

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:

Signature: *Victoria Rivas* - Witness

Victoria Rivas

Print name: **5288 Summerlin Commons Way, #901
Fort Myers, FL 33907**

Address Line 1:

Address Line 2:

Signature: *Sabrina Mastroberardino* - Witness

Sabrina Mastroberardino

Print name: **5288 Summerlin Commons Way, #901
Fort Myers, FL 33907**

Address Line 1:

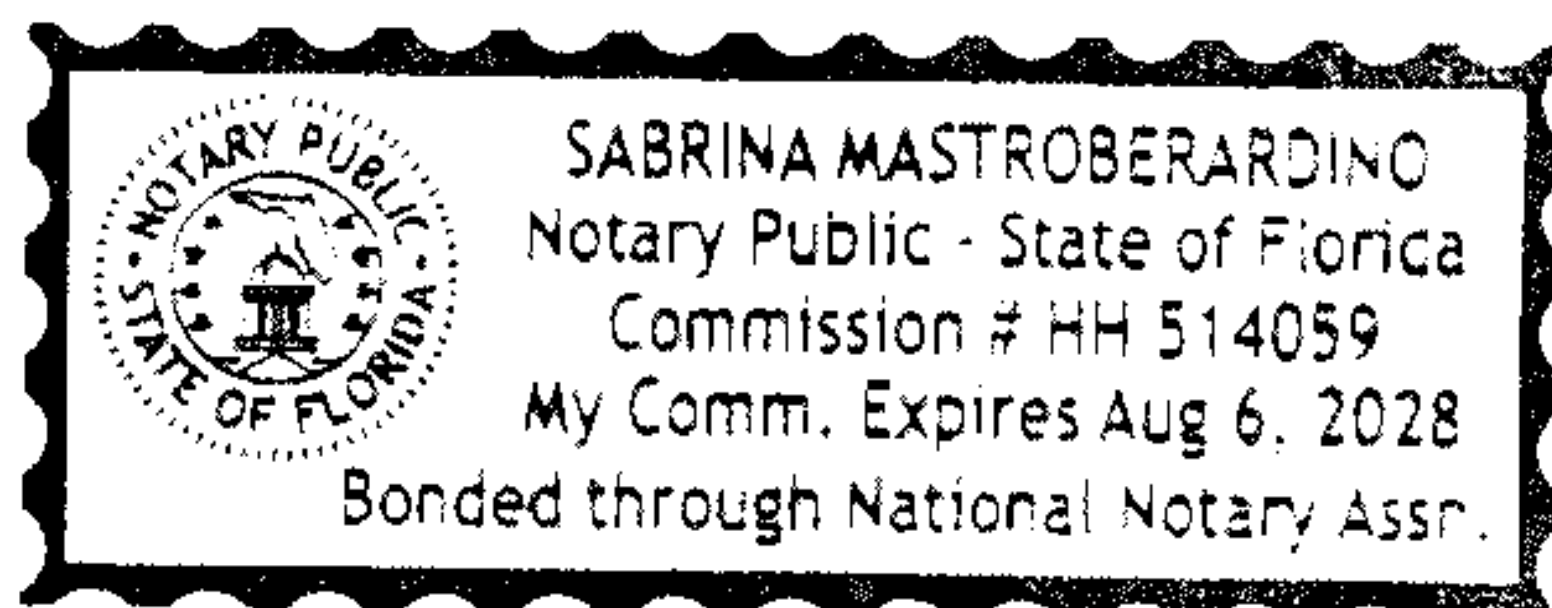
Address Line 2:

State of Florida

County of Lee

The foregoing instrument was acknowledged before me, by means of X physical presence or online notarization this 20 day of May, 2026, by **John S. La Bar III and Helen Lau n/k/a Helen La Bar**, who is/are personally known to me or who has produced Drivers' licenses as identification.

(SEAL)



Sabrina Mastroberardino
Notary Public
Print Name: Sabrina Mastroberardino

My Commission Expires: _____