

5/27/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499185

Prepared by:

Nick Roknich, III

Roknich Law Firm, PA

1800 Second Street, Suite 854

Sarasota, Florida 34236

File Number: 230533

Consideration: \$218,000.00

Doc Stamp-Deed: \$1,526.00

General Warranty Deed

Made this May 22, 2026 A.D. By **Karen Campbell, an unremarried widow**, whose address is: 2890 Old Highway 64 East, Hayesville, North Carolina 28904, hereinafter called the grantor, to **Lonnie L. Green, Sr. and Carol L. Green, husband and wife**, whose post office address is: 1655 Bal Harbour Drive #45, Venice, Florida 34293, 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 and 00/100 (\$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 45, VIVIENDA WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1235, Page 867, and all amendments thereto, and as per plat thereof recorded in Condominium Plat Book 10, Page 44, as amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

a/k/a 1655 Bal Harbour Drive #45, Venice, Florida 34293

Parcel ID Number: **0437051045**

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.

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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:

Marjorie Valentine
Witness 1 Signature:
Witness 1 Printed Name: Marjorie Valentine

Karen Campbell (Seal)
Karen Campbell

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292

Catherine E. Bruce
Witness 2 Signature:
Witness 2 Printed Name: Catherine E. Bruce

Post Office Address:
405 Commercial Court, Unit D, Venice, Florida 34292

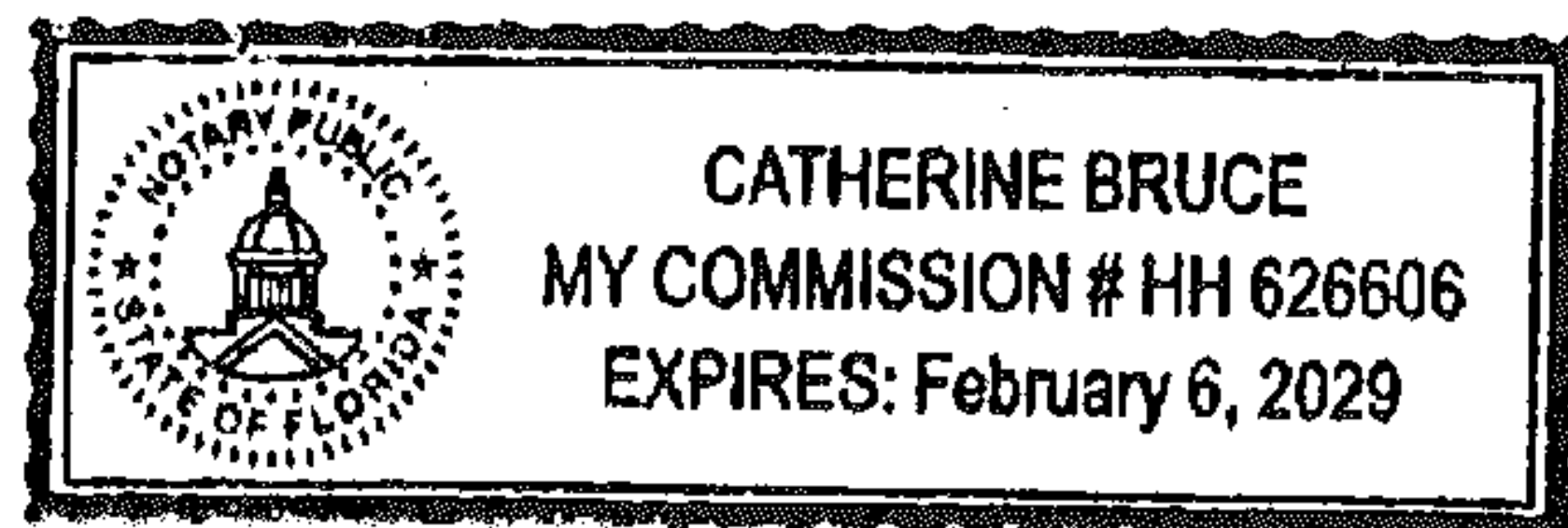
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2026, by Karen Campbell, who is personally known to me or who produced DL as identification.

Catherine E. Bruce

Notary Public
Print Name: _____

My Commission Expires: _____



Notary Seal