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5/27/2026 3:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499388

Prepared by and Return to:
Carmen Toner
MSC Title, Inc.
8660 South Tamiami Trail, Sarasota, FL 34238
File No. 2026-346-CXT
Sales Price: Price: \$270,000.00

Doc Stamp-Deed: \$1,890.00

General Warranty Deed

Made this 27th day of May, 2026 By **Susan B. Klineman, a single woman**, whose address is: 9006 Crystal Lake Dr, Indianapolis, IN 46240, hereinafter called the grantor, to **James Michael Welch and Pamela I. Welch, husband and wife**, whose post office address is: 52936 Birdie Court Reedsburg, Wisconsin 53959, 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 8108, STONEYBROOK TERRACE CONDOMINIUM II, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 2889, Pages 180, and amendments thereto, and as per plat thereof recorded in Condominium Book 31, Page 37 through 37B, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0134101108**

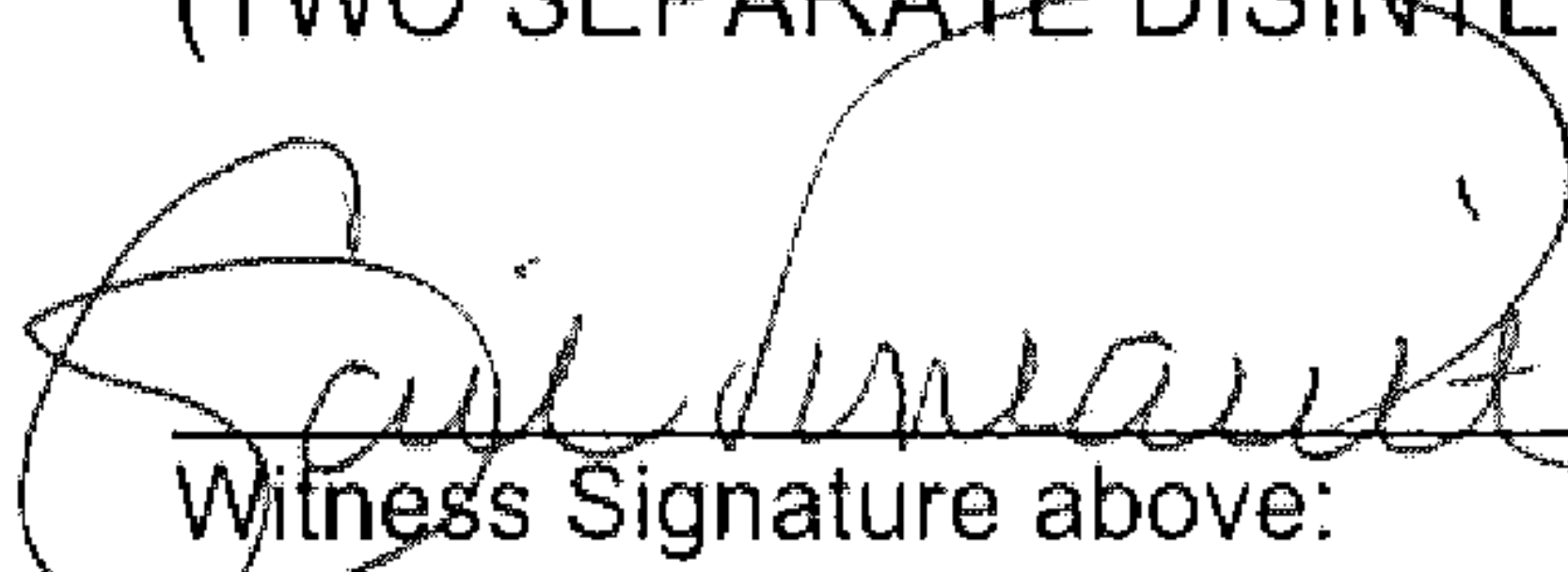
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)



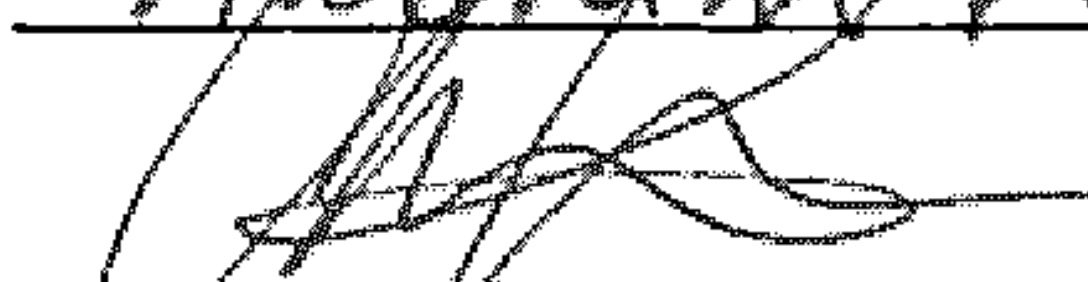
Witness Signature above:



Susan B. Klineman
9006 Crystal Lake Dr, Indianapolis, IN 46240

Witness print name below:
Gail Pineault

Witness Address:
4400 Manatee Ave W
Bradenton, FL 34209



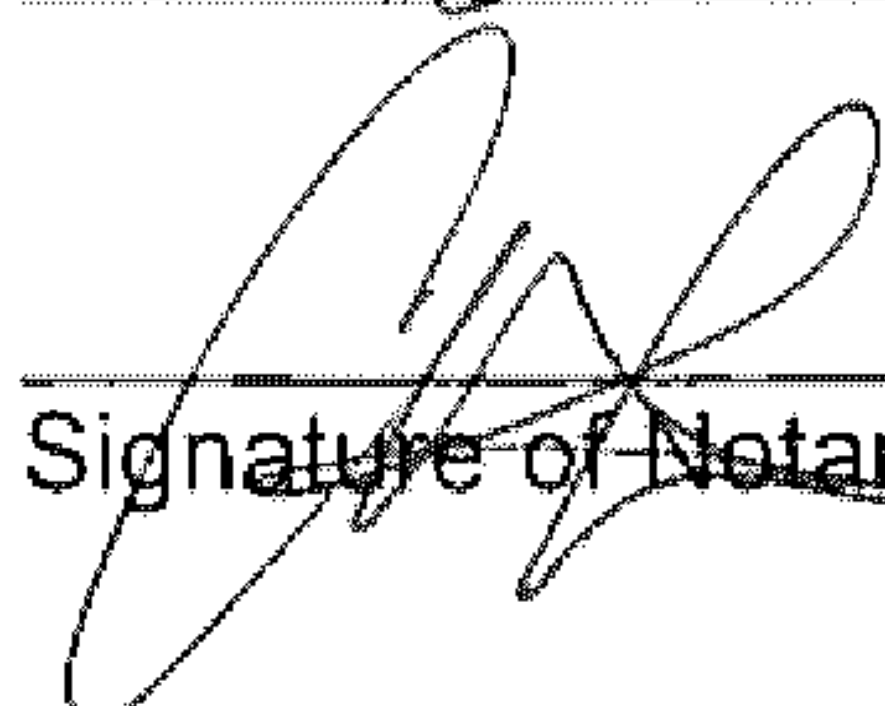
Witness Signature above:

Witness print name below:
Carmen Toner

Witness Address:
4400 Manatee Ave W
Bradenton, FL 34209

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of May 2026, by Susan B. Klineman, who is personally known to me or who has produced DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

