

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7358-8097
Purchase Price: \$360,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074476 2 PG(S)

6/2/2026 1:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3501881

Doc Stamp-Deed: \$2,520.00

GENERAL WARRANTY DEED

Made this May 29, 2026 A.D. By **Frederique Devaux, an unmarried woman**, whose post office address is: 272 Avenue de Fabron Azura Park Residence 06200 Nice, hereinafter called the Grantor, to **Jason Leosch and Vanessa Loesch, husband and wife**, whose post office address is: 17012 Harvest Moon Way, Bradenton, FL 34211, 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 228, SUNRISE COVE, SECTION FOUR, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1061, Pages 792 through 832 and amendments thereto, and as per plat thereof recorded in Condominium Book 7, Page 35, of the Public Records of Sarasota County, Florida, Together with an undivided interest in the common elements.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **0129172011**

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon or contiguous thereto.

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.

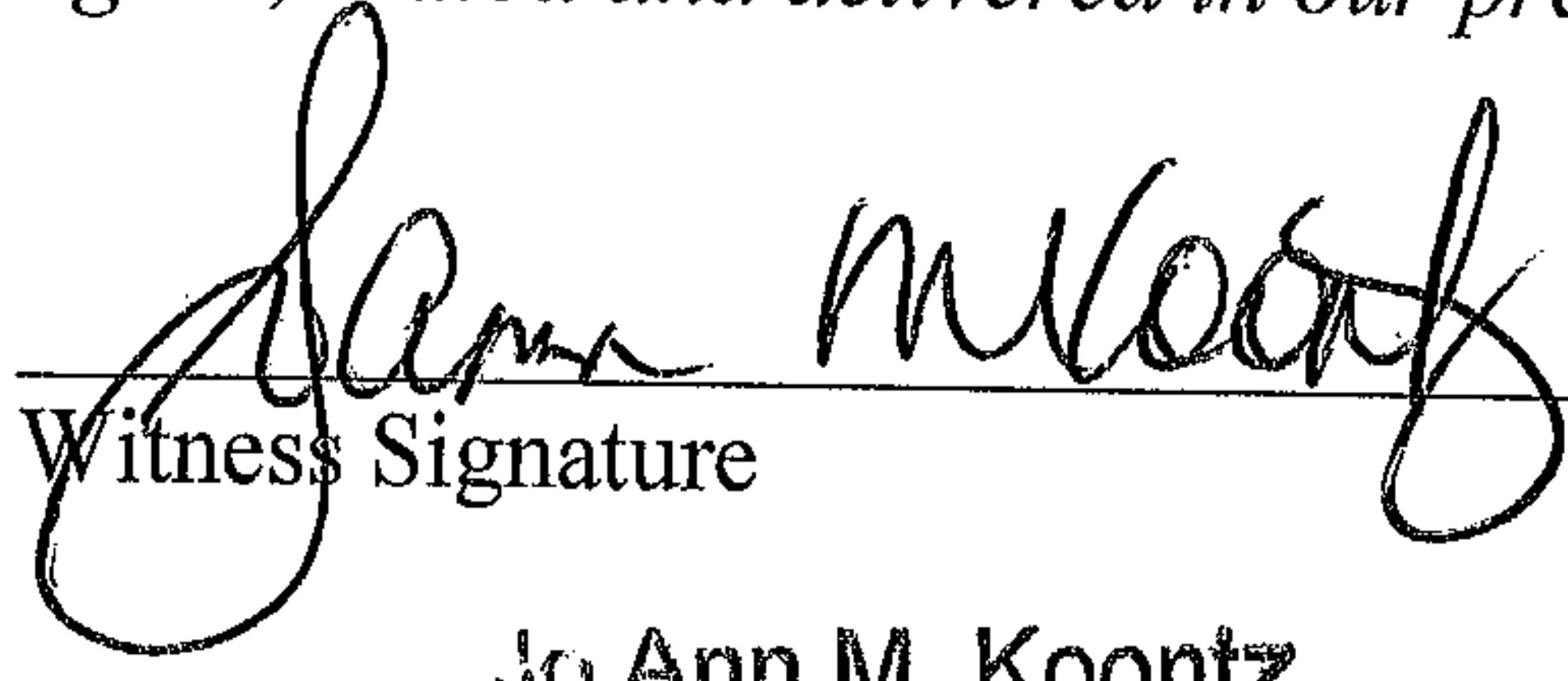
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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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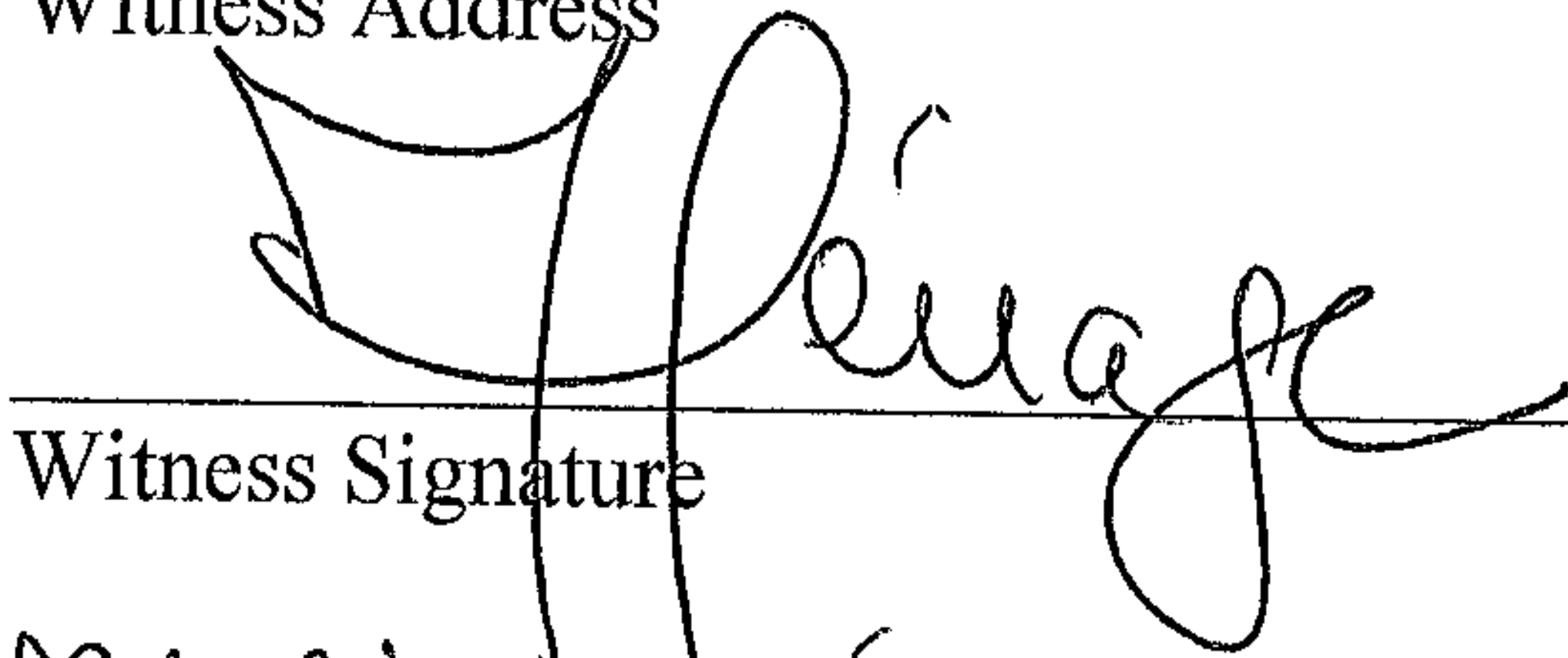
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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

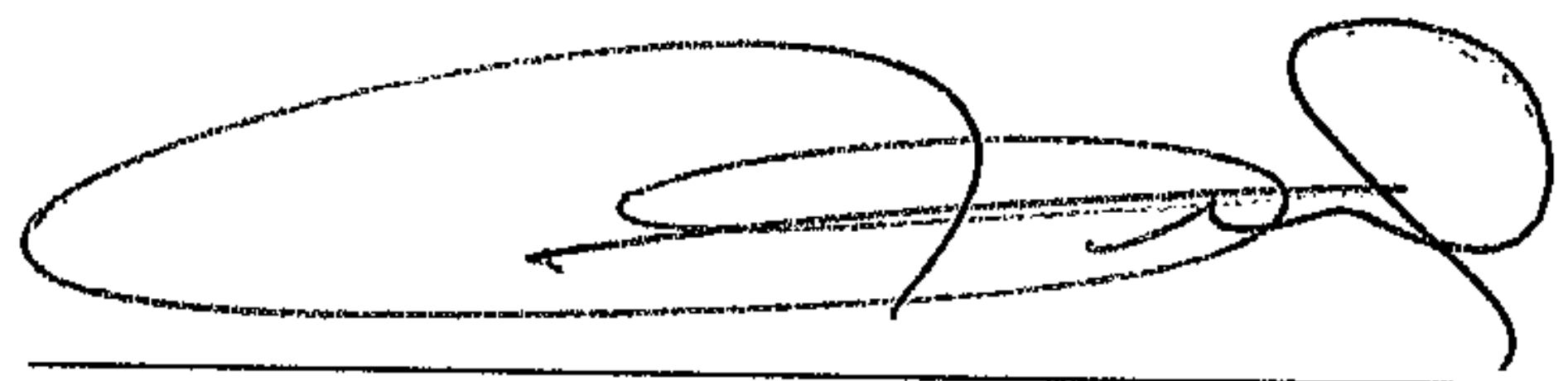
Signed, sealed and delivered in our presence:


Witness Signature
Jo Ann M. Koontz

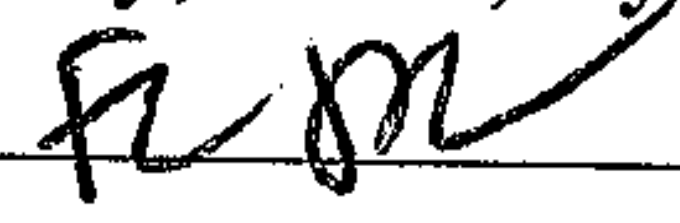
Witness Printed Name
1613 Fruitville Rd
Sarasota, FL 34236
Witness Address


Witness Signature
MAURICE MÉNAGER
Witness Printed Name

5100 Ocean Blvd.
SARASOTA 34242
Witness Address

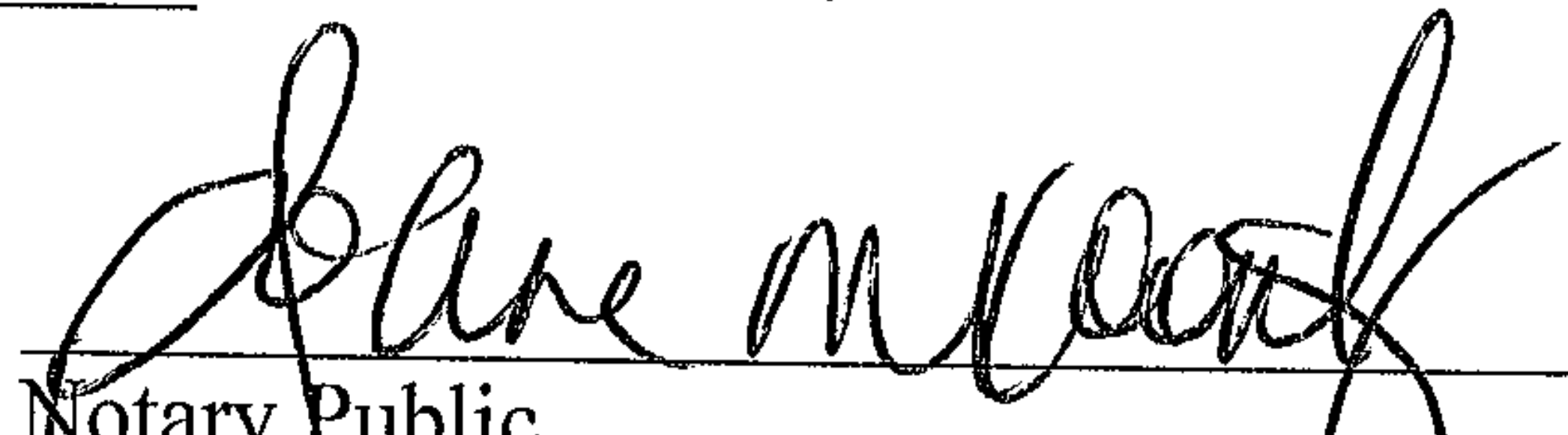

Frederique Devaux

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of May, 2026, by Frederique Devaux, an unmarried woman, who is personally known to me or who has produced  as identification.



JO ANN M KOONTZ
Notary Public
State of Florida
Comm# HH463836
Expires 12/19/2027


Notary Public
Printed Name: Jo Ann M. Koontz
My Commission Expires: _____