

Prepared by:  
**Nick Roknich, III**  
**Roknich Law Firm, PA**  
1800 Second Street, Suite 854  
Sarasota, Florida 34236  
File Number: 230526

6/2/2026 1:59 PM  
**KAREN E. RUSHING**  
**CLERK OF THE CIRCUIT COURT**  
**SARASOTA COUNTY, FLORIDA**  
**SIMPLIFILE** Receipt # 3501988

Consideration: \$324,000.00

Doc Stamp-Deed: \$2,268.00

## **General Warranty Deed**

Made this June 2, 2026 A.D. By **Stephen F. Hume and Karen A. Hume, individually as husband and wife, and as Trustees of the Stephen F. Hume and Karen A. Hume Revocable Living Trust dated August 9, 2012**, whose address is: 24493 Ridgeview Drive, Farmington Hills, Michigan 48336, hereinafter called the grantor, to **Deborah Tyrone, a single woman**, whose post office address is: 9049 S. Evans Avenue, Inverness, Florida 34452, 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 C-1, Parcel 6 of ALDEA MAR, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 719, Page 513, and all amendments thereto, and as per plat thereof recorded in Condominium Book 2, Pages 34, 34A through 34G, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

a/k/a 500 Park Blvd. S. #11, Venice, Florida 34285

Parcel ID Number: **0177071038**

**Grantor herein states that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the Trustee to grant, sell and convey real property and that said Trust is still in full force and effect and Stephen F. Hume, Trustee of the Stephen F. Hume and Karen A. Hume Revocable Living Trust dated August 9, 2012 is still acting as Trustee.**

**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.

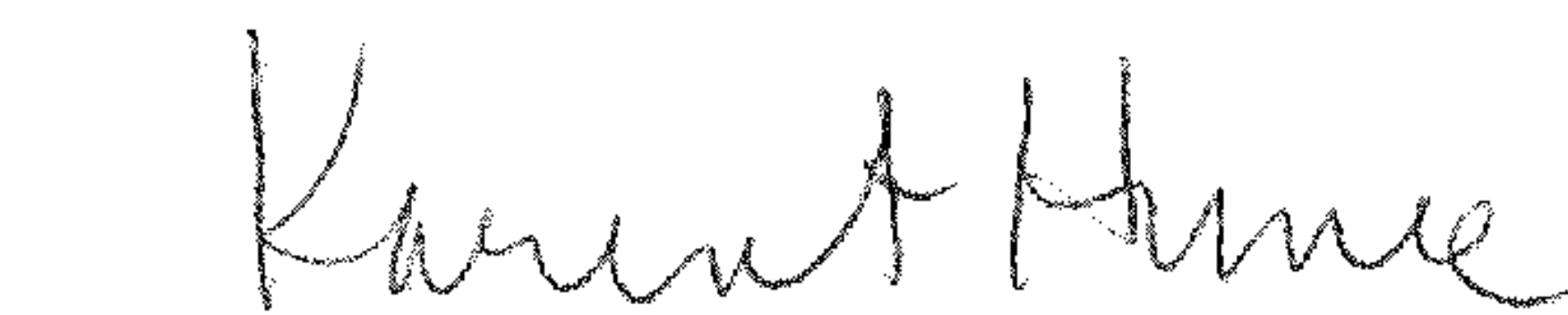
*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness 1 Signature: **Catherine E. Bruce**  
Witness 1 Printed Name: \_\_\_\_\_

  
\_\_\_\_\_  
(Seal)  
**Stephen F. Hume, individually and as Trustee of the  
Stephen F. Hume and Karen A. Hume Revocable Living  
Trust dated August 9, 2012**

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


  
\_\_\_\_\_  
Witness 2 Signature: **Dina M. Davis**  
Witness 2 Printed Name: \_\_\_\_\_

  
\_\_\_\_\_  
(Seal)  
**Karen A. Hume, individually and as Trustee of the  
Stephen F. Hume and Karen A. Hume Revocable Living  
Trust dated August 9, 2012**

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 2 day of June, 2026, by Stephen F. Hume and Karen A. Hume, individually and as Trustees of the Stephen F. Hume and Karen A. Hume Revocable Living Trust dated August 9, 2012, who are personally known to me or who produced DRIVERS LICENSES as identification.

  
\_\_\_\_\_  
**Notary Public**  
Print Name: \_\_\_\_\_  
  
My Commission Expires: \_\_\_\_\_

Notary Seal

