

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075152 2 PG(S)**

6/3/2026 12:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502453

CONSIDERATION: \$355,000.00

DOC TAX: \$2,485.00

RECORD: \$ ~~18~~⁵⁰

PARCEL ID NO.: 0171-13-1005

Doc Stamp-Deed: \$2,485.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Peter T. Currin, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 1st day of June 2026, by and between WILLIAM LEDBETTER and WENDY LEDBETTER, husband and wife, hereinafter referred to as Grantor, whose post office address is 104 Inlets Boulevard, Nokomis, Florida 34275, and JEFFREY ALAN MAZUR, hereinafter referred to as Grantee, whose post office address is 101 Louella Lane, #5, Nokomis, Florida 34275.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

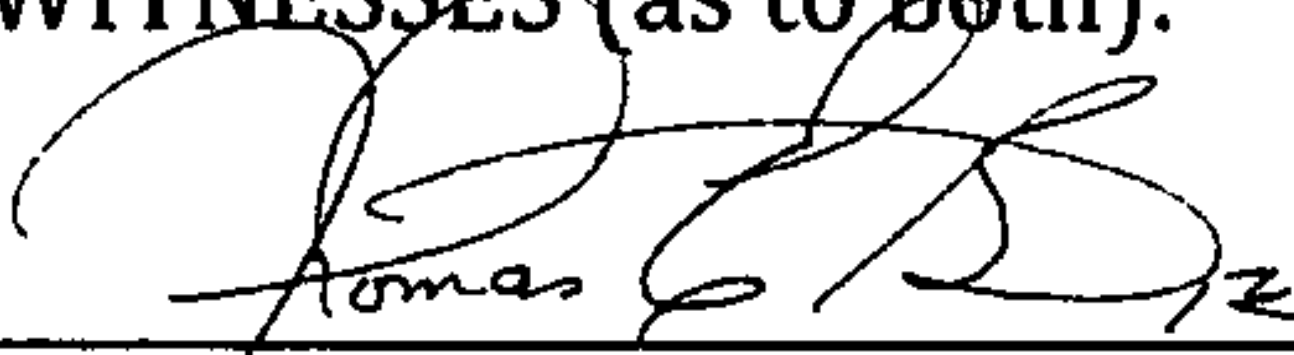
Unit No. 5, Building B, LYONS COVE, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1061, Page 138, and all exhibits and amendments thereof, and recorded in Condominium Book 8, Page 25, Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

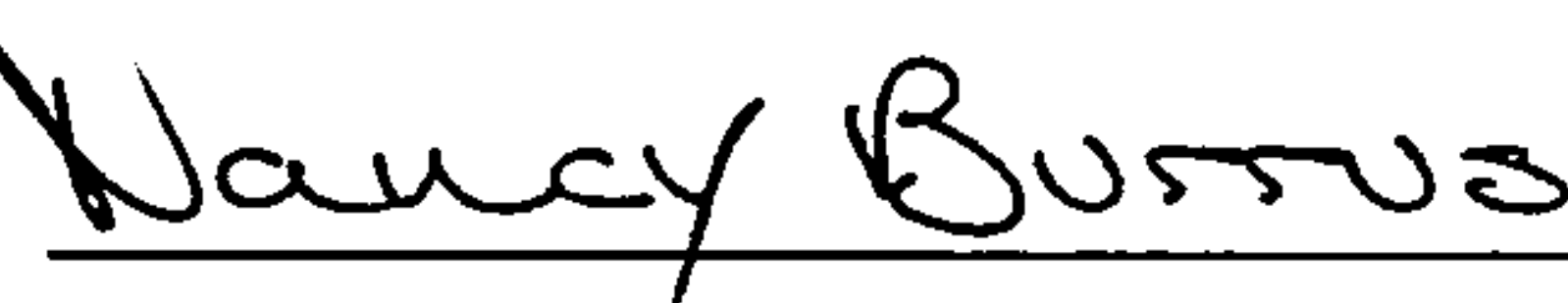
together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

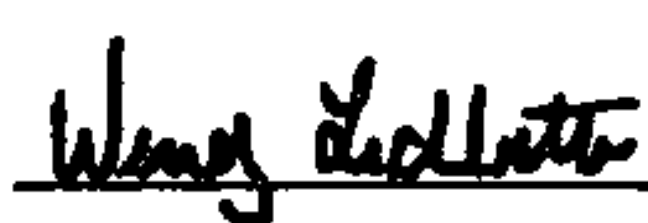

Witness Name: Thomas E Burrus II

Witness Address: _____
13216 Evening Sunset Lane, Riverview, FL 33579


Witness Name: Nancy Burrus

Witness Address: _____
13216 Evening Sunset Lane, Riverview, FL 33579

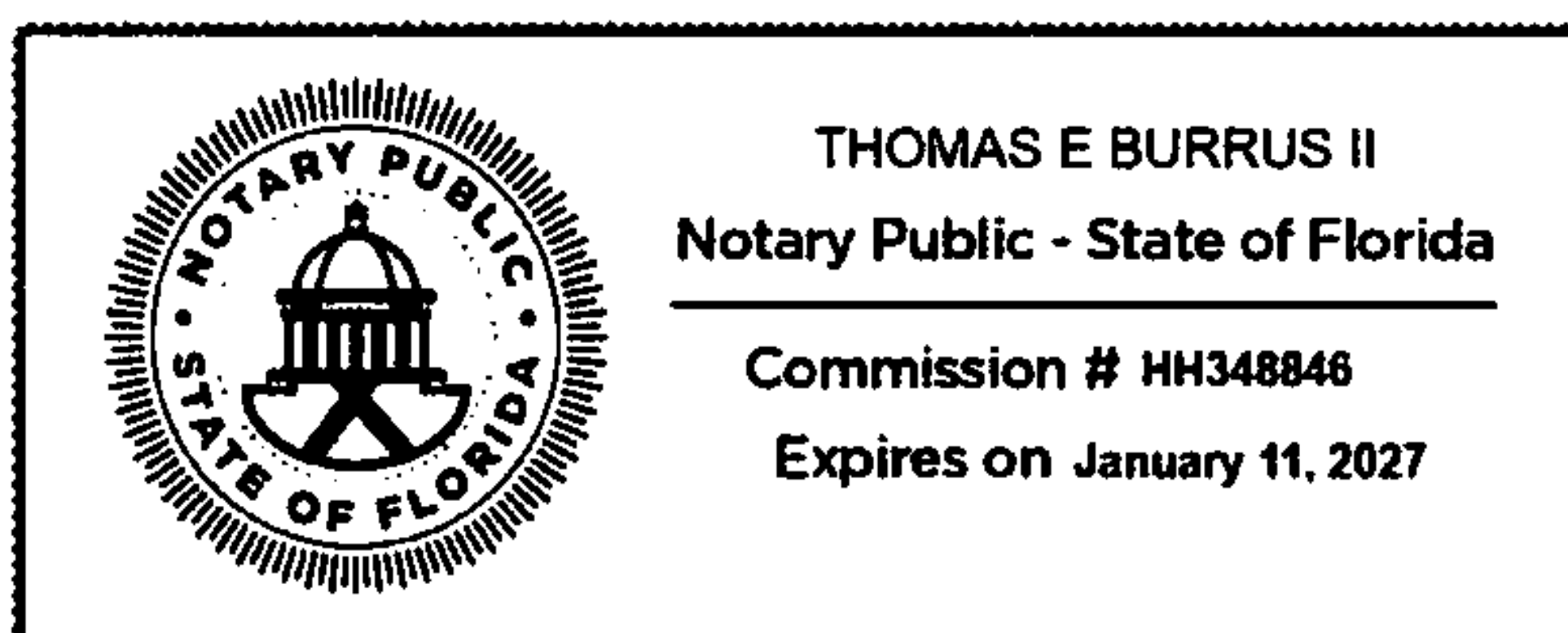

WILLIAM LEDBETTER

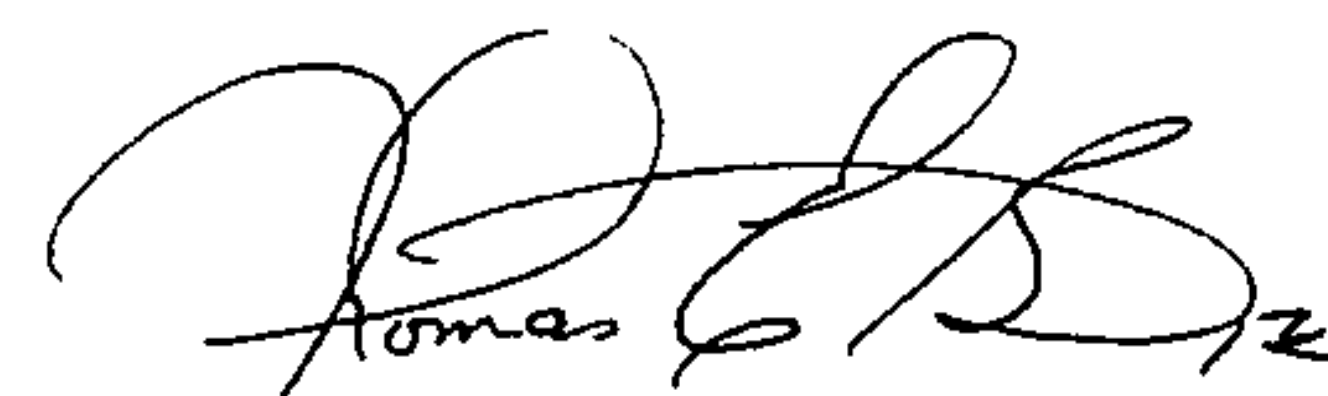

WENDY LEDBETTER

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 29th day of May 2026 by WILLIAM LEDBETTER and WENDY LEDBETTER, who are personally known to me or have produced DRIVER LICENSE as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)




Signature of Notary Public
Thomas E Burrus II
Print Name of Notary Public

I am a Notary Public of the State of Florida and my commission expires on 01/11/2027.

Notarized remotely online using communication technology via Proof.