

6/15/2026 4:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507720

Doc Stamp-Deed: \$1,830.50

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 261,500.00

File Number: 2026-125
Parcel ID: 0036-12-1002

Warranty Deed

Made this 15th day of June, 2026 by, **Judith Levinson, a married woman, and David Levinson, a single man**, whose post office address is: **2014 Calvary Cir., Apt 201, Charlottesville, VA 22911**, hereinafter called the grantor, to: **Andrea Dockstader, an unmarried woman**, whose post office address is: **7470 U.S. 1, 101, Cocoa, FL 32927**, 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 TWO HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED AND 00/100 and 00/100 Dollars (\$261,500.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

UNIT NO. 2, WINDRUSH BOURNE, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1664, PAGE 274, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0036-12-1002

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.

WARRANTY DEED

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:

Witness: Robin Fulghum

Print Name: Robin Fulghum

Address: 13518 Deer Creek Rd Ashland, VA 23005

Judith Levinson
Judith Levinson

Witness: [Signature]

Print Name: Andrew Ray Yon

13518 Deer Creek Rd Ashland, VA 23005

Witness: Robin Fulghum

Print Name: Robin Fulghum

Address: 13518 Deer Creek Rd Ashland, VA 23005

David Levinson
David Levinson

Witness: [Signature]

Print Name: Andrew Ray Yon

13518 Deer Creek Rd Ashland, VA 23005

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 15th day of June, 2026, by Judith Levinson, John Donohoe Horan and David Levinson, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

