

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026083649 2 PG(S)**

6/18/2026 1:43 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3509609

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

Doc Stamp-Deed: \$1,680.00

Order No.: 2026-50642JLW

Property Appraiser's Parcel I.D. (folio) Number:
0485060040

WARRANTY DEED

THIS WARRANTY DEED dated June 16, 2026, by **CAROL L. MICHEEL, a single woman, Individually and as Sole Trustee of the MICHEEL FAMILY LIVING TRUST, dated November 11, 2014, as amended**, whose post office address is 1305 W. 42nd St, Davenport, Iowa 52806 (the "Grantor"), to **ALVIN M. THORSEN, a married man**, whose post office address is 184 Mariner Ln., Rotonda West, FL 33947 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 85, OVERBROOK GARDENS, SECTION NO. 1, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 1 and 1A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

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: 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 presence of:

Jodee L Williams

Witness Signature

JODEE L WILLIAMS

Printed Name of First Witness

2111 N LINWOOD AVE Dcpt IA

Address of First Witness

52806

Ashlee Boelens

Witness Signature

Ashlee Boelens

Printed Name of Second Witness

409 W 2nd Ave, Coal Valley, IL

Address of Second Witness

61240

Carol L Micheel

CAROL L. MICHEEL, Individually and as

Sole Trustee of the MICHEEL FAMILY LIVING

TRUST, dated November 11, 2014, as amended

Grantor Address:

1305 W. 42nd St

Davenport, IA 52806

STATE OF Iowa
COUNTY OF Scott

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 9th day of June, 2026 by CAROL L. MICHEEL, Individually and as Sole Trustee of the MICHEEL FAMILY LIVING TRUST, dated November 11, 2014, as amended, who is/are personally known to me or who has/have produced drivers licence as identification and who did take an oath.

Deanna L. Gipson

Notary Public, State of

My Commission Expires:

(Seal)

