

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

6/24/2026 2:43 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512048

File Number: 2026-0384

Doc Stamp-Deed: \$182.00

Property address:
D Allyon Dr, North Port, Florida 34287

General Warranty Deed

Made this June 24, 2026 A.D. By **Judith M. Brenneman**, 7130 Brackenwood Ct, Fort Wayne, Indiana 46835, hereinafter called the grantor, to **Anatolie Lesan and Valentina Lesan, husband and wife**, whose post office address is: 12631 80th Lane N, West Palm Beach, Florida 33412, 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)

Witneseth, that the grantor, for and in consideration of the sum of \$26,000.00 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:

**LOTS 34 AND 35, BLOCK C, UNIT 57, WARM MINERAL SPRINGS, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 8, PAGE 14, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.**

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) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0772080043**

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

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

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:

X Brenda J Wolfe

X

Judith M. Brenneman

(Seal)

Witness 1 Printed Name and Address:

Brenda J Wolfe

Pak Mail

7525 Maplecrest Road

Fort Wayne, IN 46835

Witness 2 signature:

260-486-0204

X W Brock

Pak Mail

7525 Maplecrest Road

Fort Wayne, IN 46835

Witness 2 Printed Name and

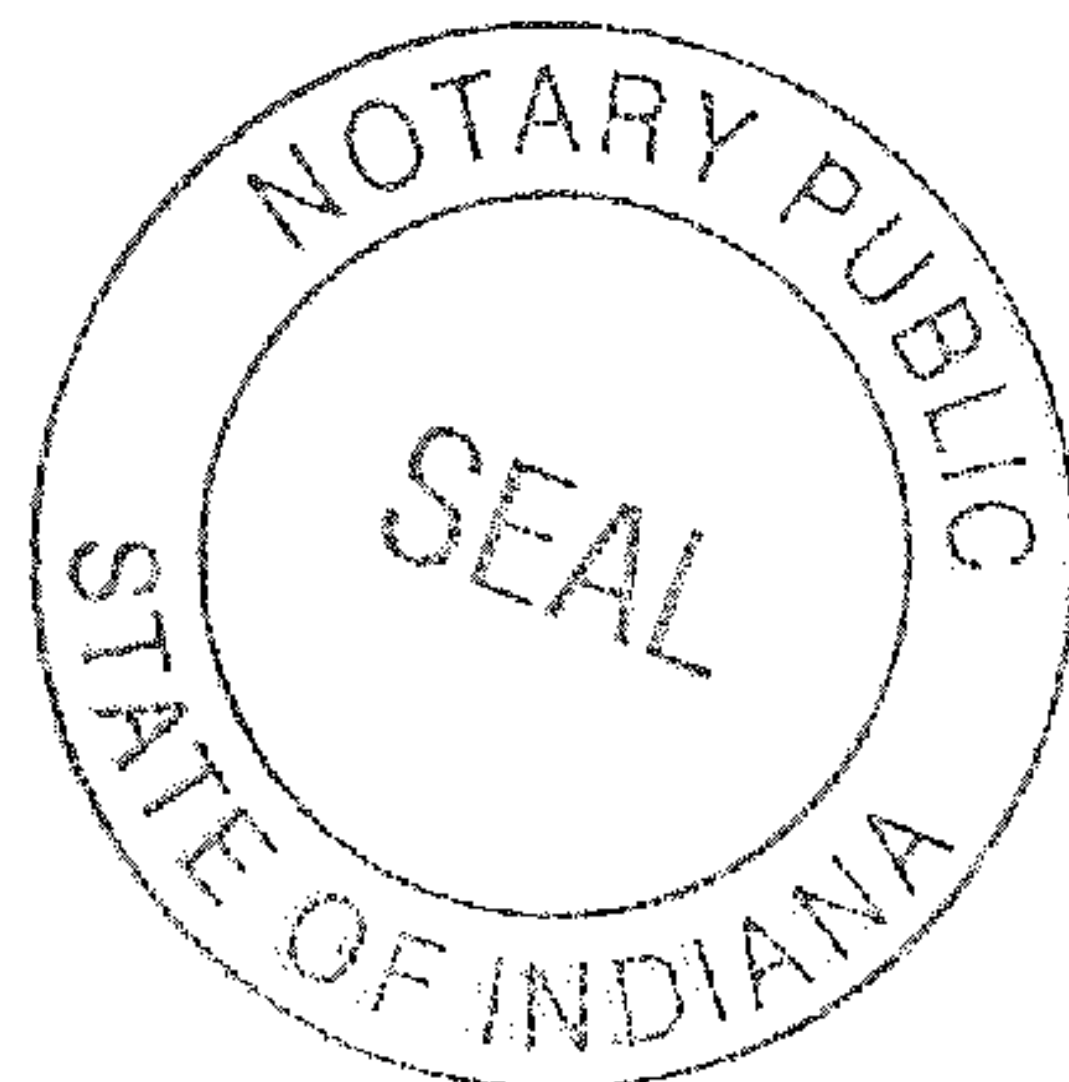
Address

Wade Brock

260-486-0204

State of INDIANA County of ALLEN

The foregoing instrument was acknowledged before me by means of X physical presence OR online notarization,
this 20th day of June, 2026, by Judith M. Brenneman, who is/are personally known to me or who has produced
IN DL # 8938-37-3549 as identification.



X John Philip Ulmer
Notary Public
Print Name: John Philip Ulmer
My Commission Expires: 02/06/2033
Seal:

