

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094226 2 PG(S)**

7/10/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518318

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29409

Doc Stamp-Deed: \$6,825.00

Consideration: \$975,000.00

General Warranty Deed

Made this July 10, 2026 By **Steven P. Lundell, individually as an unremarried widow and as Trustee of The Steven P. Lundell Revocable Trust dated May 14, 2008**, whose post office address is: 1340 Phillips Drive, Long Lake, Minnesota 55356, hereinafter called the Grantor, to **Christine A. Donahue, Trustee of The Christine A. Donahue Trust dated March 24, 2021 and Charles P. Donahue, Trustee of The Charles P. Donahue Trust dated March 24, 2021**, whose post office address is: 7079 Tamworth Parkway, Sarasota, Florida 34241, 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 Ten Dollars, (\$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:

Lot 66, WAVERLEY SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 51, Pages 11, 11A through 11M, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0265050075**

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

Grantor(s) herein state(s) that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and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 that Steven P. Lundell is still acting as Trustee.

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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 Signature: [Signature]
Witness # 1 Printed Name: Julia Walker

[Signature] (Seal)
Steven P. Lundell, individually and as Trustee of The Steven
P. Lundell Revocable Trust dated May 14, 2008

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

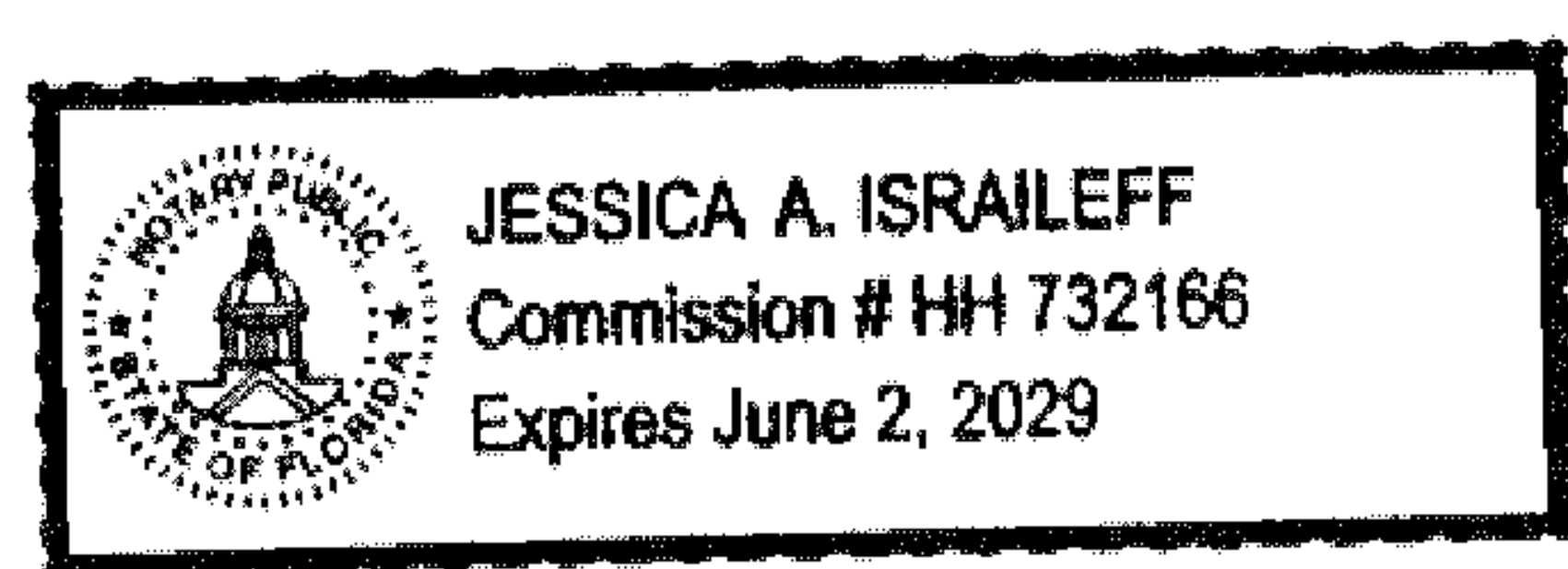
Witness Signature: [Signature]
Witness # 2 Printed Name: Jessica A Israeloff

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this July 10, 2026, by Steven P. Lundell, individually and as Trustee of The Steven P. Lundell Revocable Trust dated May 14, 2008, who is personally known to me or who produced drivers license as identification.

(SEAL)



[Signature]
Notary Public
My Commission Expires: 6-2-2029