

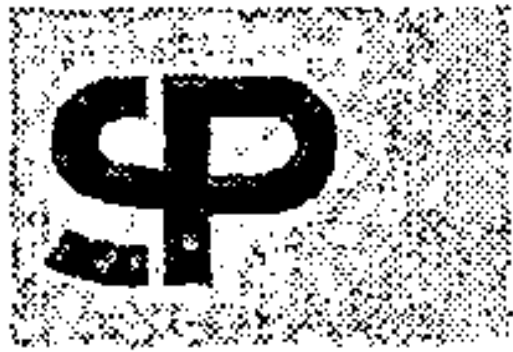
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097973 2 PG(S)
July 17, 2026 04:37:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration:	\$1,377,500.00
Recording Fees:	\$18.50 Indexing \$3.00 ✓
Documentary Stamps:	\$9,642.50 ✓

Doc Stamp-Deed: \$9,642.50



Prepared by and Return To:



**SANDBERG
PHOENIX**

Scott Dunlap, Esquire
SANDBERG PHOENIX & VON GONTARD P.C.
P.O. Box 3948
Sarasota, FL 34230-3948
File No.: 33770.00001correct

WARRANTY DEED

This Warranty Deed is made by **William D. LeFevre and Linda R. LeFevre, husband and wife, Individually and as Trustees of LeFevre Family Trust Under Agreement Dated September 19, 2022,** hereinafter referred to as "Grantor," to **Martin Scott Szarek, as Trustee of the Martin & Sandra Szarek Family Trust dated June 30, 2022,** whose address is: 237 Franklin Wright Blvd, Lake Orion, MI 48362, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 3-N, ISLAND HOUSE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 589, Pages 406 through 446, inclusive, and all subsequent amendments thereto, and as per plat thereof recorded in Condominium Book 1 Page 49, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above described property is: 0106032041.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

The Trustee (Grantee) shall have full power to protect, conserve, improve, subdivide, sell, lease, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (and any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on the 15 day of July 2026.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES

Karen G. Carrer

Witness 1 Signature

Witness 1 Printed Name:

4850 EVANS CT

Witness 1 Address:

Trenton, MI 48183

As to all Grantors

Morgan N Howard

Witness 2 Signature

Witness 2 Printed Name:

29232 Van Iaan Dr

Witness 2 Address:

Warren, MI 48092

As to all Grantors

STATE OF MICHIGAN

COUNTY OF Wayne

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on July 15, 2026, by William D. LeFevre and Linda R. LeFevre, Individually and as Trustees of LeFevre Family Trust Under Agreement Dated September 19, 2022.

Personally known ☒

or Produced Identification ☒

Type of Identification Produced MI Drivers licences

Debra R. Devitt

Notary Public

Print Name: Debra R. Devitt

My Commission Expires: August 31, 2030



GRANTOR:

William D. LeFevre

William D. LeFevre, Individually as Trustee of
LeFevre Family Trust Under Agreement Dated
September 19, 2022

4863 Evans Ct

Trenton, MI 48183

Linda R. LeFevre

Linda R. LeFevre, Individually and as Trustee of
LeFevre Family Trust Under Agreement Dated
September 19, 2022

4863 Evans Ct

Trenton, MI 48183

DEBRA R. DEVITT
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 31, 2030
ACTING IN COUNTY OF Wayne