

7/22/2026 11:28 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522768

Prepared by and return to:
Ledbetter Cowan Law Group
Steven W. Ledbetter, Esq.
229 Pensacola Road
Venice, FL 34285
(941) 256-3965

File Number: 2026-74

Doc Stamp-Deed: \$3,955.00

Consideration: \$565,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made as of this 20th day of July, 2026, between Steven W. Ledbetter and Melissa Leedom, as Co-Trustees of The Karen Marie Trust dated February 24, 2021 established under the Henry W. Saunders Trust u/a dated February 20, 1981, whose post office address is 229 Pensacola Road, Venice, FL 34285, grantor, and Eric Olaf Olsen and Lisa Ann Olsen, husband and wife, whose post office address is 186 Windward Drive, Osprey, FL 34229, grantee:

(Whenever 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, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in, **Sarasota County, Florida** to-wit:

Lot 136, SOUTHBAY YACHT AND RACQUET CLUB, according to the plat thereof, as recorded in Plat Book 22, Pages 27, 27A through 27F, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0157070011

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, 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.

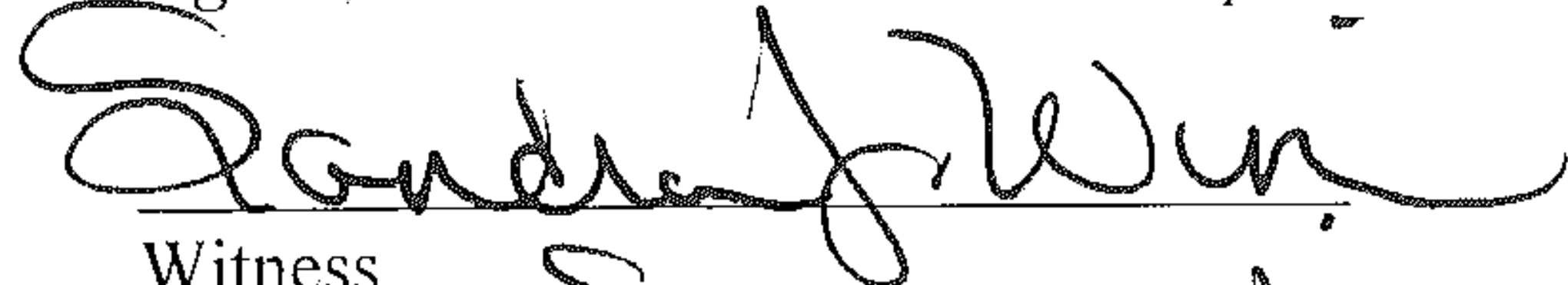
Grantor Hereby Represents that they are the duly appointed and qualified Co-Trustees under **The Karen Marie Trust dated February 24, 2021 established under the Henry W. Saunders Trust u/a dated February 20, 1981**, (the "Trust"). That in all things preliminary to and in and about this onveyance of the Subject Property, the terms and conditions of such Trust have been met, and that they have the power and authority to execute this Deed.

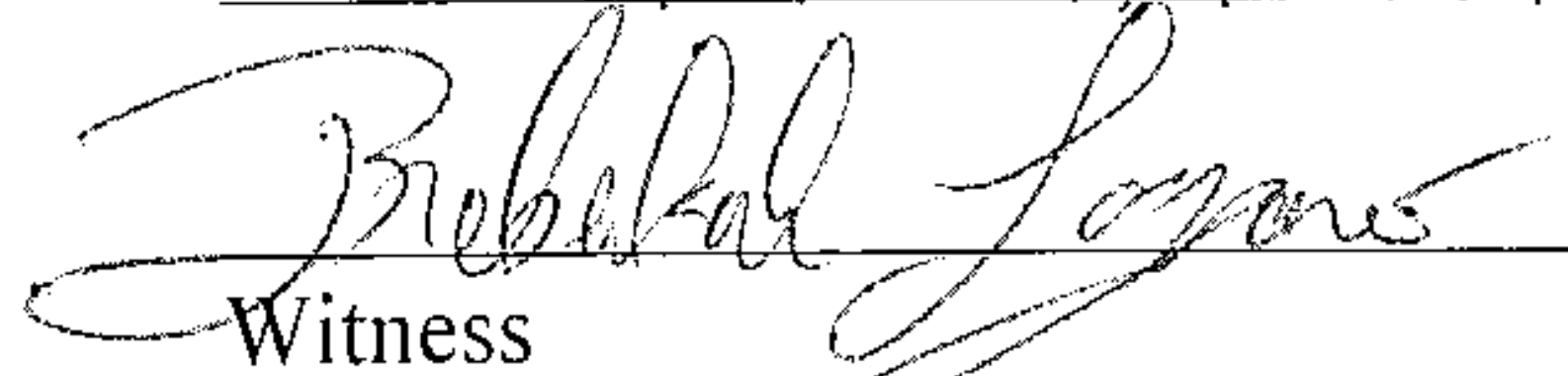
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025**.

And specifically, Grantors warrants that they have never been beneficiaries of the Trust, nor has the subject property been either Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of either Grantor's homestead property.

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 17 day of **July**, 2026.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Sandra J. Winder
Address: 229 PENSACOLA RD.
VENICE, FL 34285

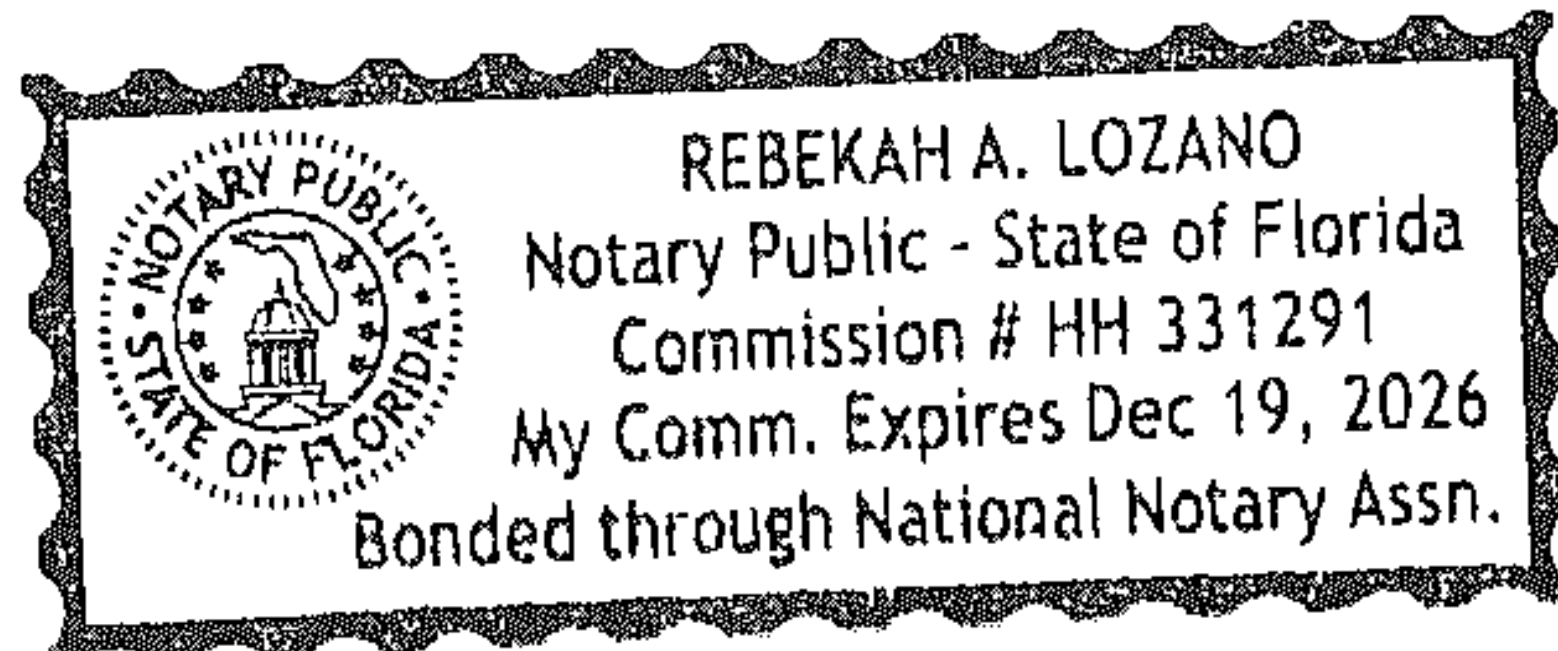

Witness
Printed Name: REBEKAH LOZANO
Address: 229 PENSACOLA RD.
VENICE, FL 34285

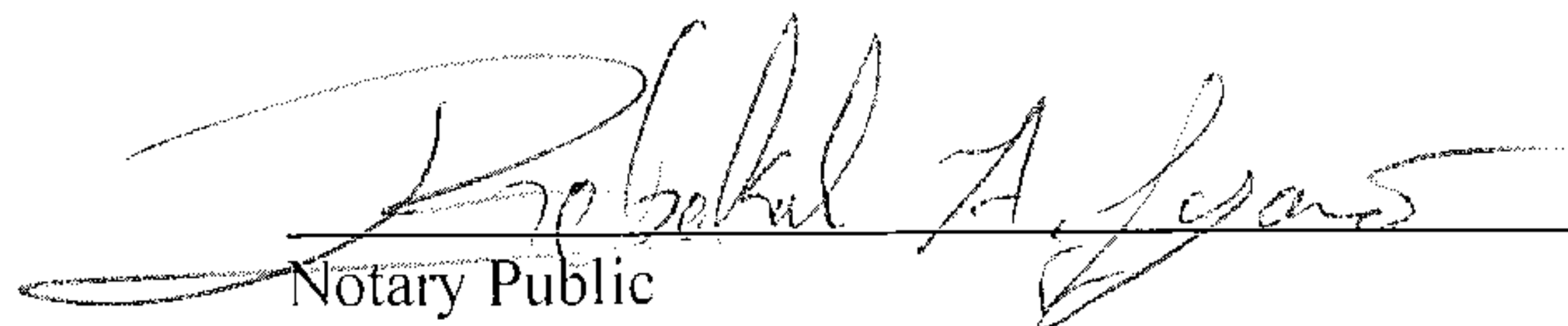

Steven W. Ledbetter, as Co-Trustee of The Karen Marie Trust dated February 24, 2021 established under the Henry W. Saunders Trust u/a dated February 20, 1981

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2026, by Steven W. Ledbetter, as Co-Trustee of The Karen Marie Trust dated February 24, 2021 established under the Henry W. Saunders Trust u/a dated February 20, 1981, who ☒ is personally known or ☐ has produced _____ as identification.

[Seal]




Notary Public
Print Name: _____
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal this 17 day of July, 2026.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: JONATHAN M LEEDOM
Address: 4750 STATE RD E
BRADENTON, FL 34208

[Signature]
Witness
Printed Name: Megan Bussie
Address: 4750 State Rd E
Bradenton, FL 34208

[Signature]
Melissa Leedom, as Co-Trustee of The Karen Marie Trust
dated February 24, 2021 established under the Henry W.
Saunders Trust u/a dated February 20, 1981

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th
day of July, 2026, by Melissa Leedom, as Co-Trustee of The Karen Marie Trust dated February 24, 2021 established under the
Henry W. Saunders Trust u/a dated February 20, 1981, who ☒ is personally known or ☐ has produced
_____ as identification.

[Seal]

[Signature]
Notary Public
Print Name: Megan Marie Bussie
My Commission Expires: 7-26-27



MEGAN MARIE BUSSIE
Notary Public
State of Florida
Comm# HH426240
Expires 7/26/2027