

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109707 2 PG(S)**

8/12/2026 11:53 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531579

Doc Stamp-Deed: \$1,134.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-07-4749
Parcel ID Number: 0039031054

WARRANTY DEED

This WARRANTY DEED, made August 11, 2026, by **DOUGLAS K. BRUNSCH AND MICHELLE B. DEBIEN-BRUNSCH, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF BRUNSCH FAMILY TRUST DATED JUNE 29, 2011**, whose address is 350 Blanche St, Plymouth, MI 48170 (the "Grantor"), to **JENNIFER SMIT AND JONATHAN SMIT, WIFE AND HUSBAND**, whose address is 309 Illinois Avenue, Westville, IL 61883 (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)

Witnesseth, that the Grantor, for and in consideration of the sum of ONE HUNDRED SIXTY TWO THOUSAND AND 00/100 DOLLARS (\$162,000.00) 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 situate in **Sarasota County, Florida**, to-wit:

Unit 54, Winslow Beacon, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1705, Page(s) 1209, and recorded in Condominium Plat Book 22, Page(s) 48, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions 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.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature
Witness Printed Name Carrie Stuckey
Witness #1 Address 5350 Desoto Rd
Sarasota FL 34235

[Signature]
Signature
Witness Printed Name Kasey Geyer
Witness #2 Address 5350 Desoto Rd
Sarasota FL 34235

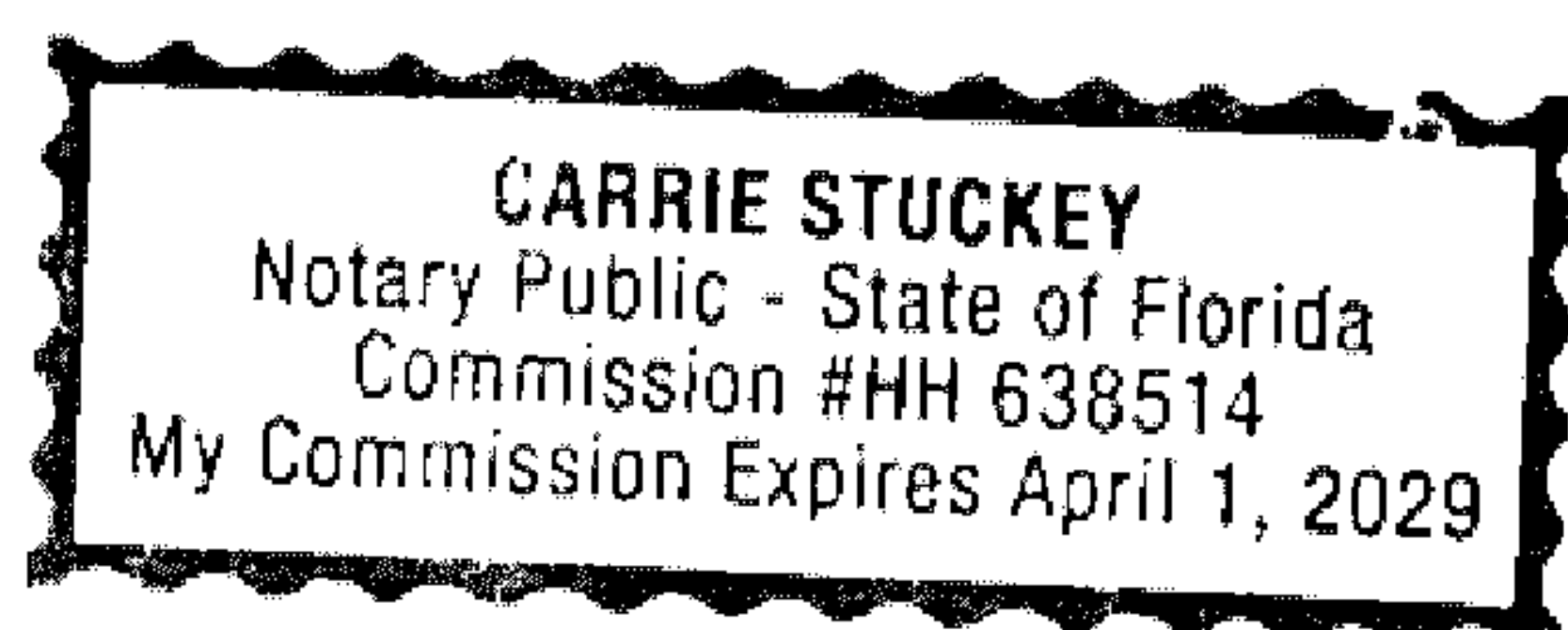
Brunsch Family Trust dated June 29, 2011

By: Douglas K. Brunsch
Douglas K. Brunsch, Individually and as
Trustee

By: Michelle B. Debien-Brunsch
Michelle B. Debien-Brunsch, Individually and
as Trustee

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 11th day of August, 2026, by Douglas K. Brunsch and Michelle B. Debien-Brunsch, Individually and as Trustees of Brunsch Family Trust dated June 29, 2011, who is/are ☐ personally known to me or who has/have ☒ produced MI DL as identification.



[Signature]
Notary Public
Print Name: Carrie Stuckey
My Commission Expires: 4-1-29