

8/18/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534201

Prepared by and return to:

Brandon Yoder
Bonita Title, Inc.
26381 South Tamiami Trail
Suite 120
Bonita Springs, FL 34134
(239) 948-2109
File No 2026-07-477

Doc Stamp-Deed: \$2,012.50

Consideration: \$287,500.00

Parcel Identification No: 0808092023

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 17th day of August, 2026 between Lance M. Lippert and Maureen Murphy Lippert, husband and wife, whose post office address is 109 Fox Hollow Court, Mayfield Heights, OH 44124, hereinafter called the Grantor, to Gary E. Tolsma and Sharon K. Tolsma, husband and wife, and Matthew Tolsma and Laurie Tolsma, husband and wife, as joint tenants with right of survivorship, whose post office address is 5021 East Manitou Way, Newaygo, MI 49337, hereinafter called the 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 assignees of corporations.)

Witnesseth, That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and 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, viz:

Unit No. 9737, of Phase I, of TERRACE II AT WELLEN PARK, a Phase Condominium according to the Declaration of Condominium thereof recorded in Official Records Instrument No. 2024012777, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

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 taxes accruing subsequent to 2025, and covenants, conditions, restrictions and easements recorded in the public records.

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

Lance M. Lippert
Lance M. Lippert

Maureen Murphy Lippert
Maureen Murphy Lippert

Signed, sealed and delivered in our presence:

Jane A. Slusarz
WITNESS
PRINT NAME: Jane A. Slusarz

WITNESS ADDRESS: 12397 Weller
Bolt St Venice, FL 34293

Beth McKinnon
WITNESS
PRINT NAME: Beth McKinnon

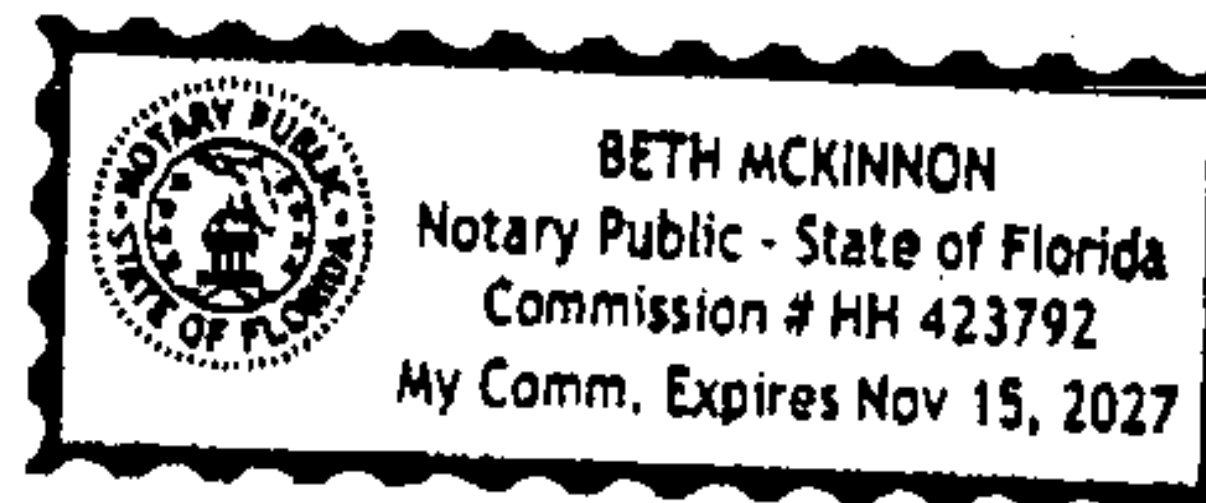
WITNESS ADDRESS: 409 Baycrest Dr
Venice FL 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2026, by Lance M. Lippert and Maureen Murphy Lippert, ☐ who is/are personally known to me or ☒ who has/have produced OH Drivers Licenses as identification.

Beth McKinnon
Signature of Notary Public

Beth McKinnon
Print, Type/Stamp Name of Notary



(SEAL)