

8/25/2026 2:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3537022

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261053

Parcel ID: **0461141008**

Doc Stamp-Deed: \$1,050.00

Florida Documentary Stamps in the amount of \$1,050.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **25th day of August, 2026** by

Cheryl A. Dunn, Stephen M. Lennon, and Vicki Lennon,

whose post office address is 309 Peach Street, Venice, FL 34285,

herein called the Grantor, to

Barbara L. Crook and Andrea Nichole Smith, as Joint Tenants With Full Rights of Survivorship,

whose post office address is 293 East Knightsbridge Place, Lecanto, FL 34461,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 (**\$150,000.00**) 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, State of Florida, viz.:

Unit A2-3, CIRCLE WOODS OF VENICE, SECTION I, (formerly in Section VII), a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1431, page 283, including Certificate of Merger recorded in Official Records Book 2308, page 1782 and amendments thereto, and as per plat thereof, as recorded in Condominium Book 16, page 26, and amendments thereto, of the Public Records of Sarasota County, Florida.

Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Scott Daryl Dufrane
Signature

Scott Daryl Dufrane
Printed Name

1380 Horizon Rd Venice FL 34293
Full Address

Cheryl A. Dunn
Cheryl A. Dunn

Witness #2:

Julia D. Dufrane
Signature

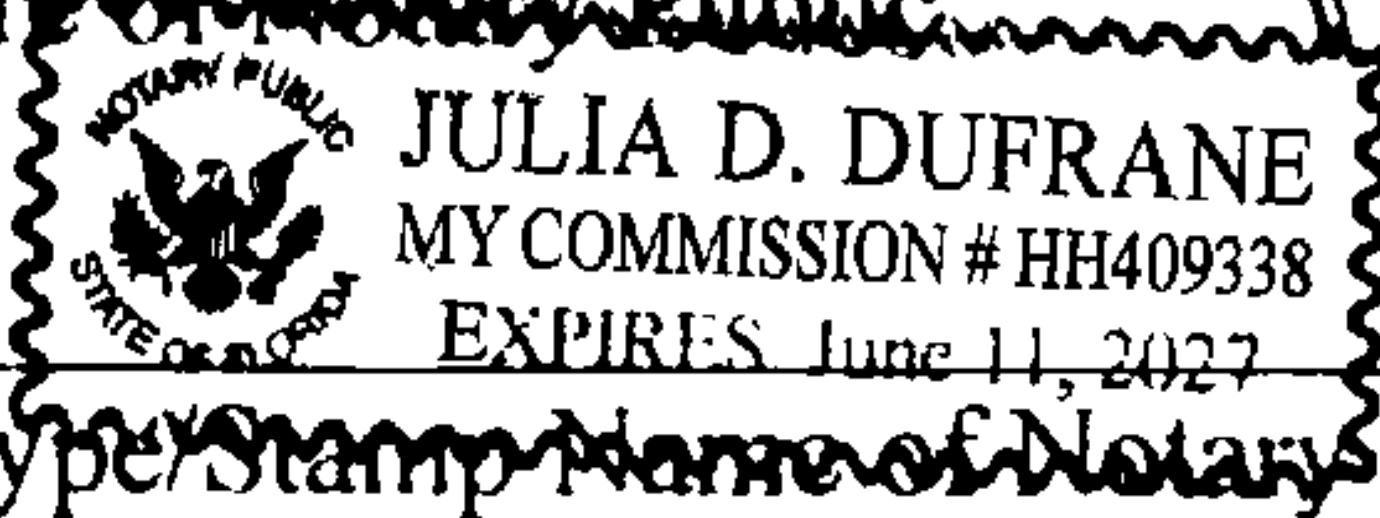
Julia Dufrane
Printed Name

1380 Horizon Rd Venice FL 34293
Full Address

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence
or () online notarization, this 19 day of August, 2026, by Cheryl A. Dunn,
(☒) who is/are personally known to me or () who has/have produced
_____ as identification.

Julia D. Dufrane
Signature of Notary Public


Print, Type/Stamp Name of Notary

Signed, sealed, and delivered in the presence of:

Witness #1:

Bruce Stelzer
Signature

Bruce Stelzer
Printed Name

5884 Denison Dr., Venice, FL 34293
Full Address

Stephen M. Lennon
Signature

Stephen M. Lennon

Witness #2:

Lori Stelzer
Signature

Lori Stelzer
Printed Name

5884 Denison Dr., Venice, FL 34293
Full Address

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19th day of August, 2026, by Stephen M Lennon (X) who is/are personally known to me or () who has/have produced N/A as identification.

Lori Stelzer
Signature of Notary Public

Lori Stelzer
Print, Type/Stamp Name of Notary



LORI STELZER
Commission # HH 380291
Expires April 3, 2027

Signed, sealed, and delivered in the presence of:

Witness #1:

Nelda B Allen
Signature
HEIDI B ALLEN
Printed Name

Vicki Lennon
Vicki Lennon

3N208 TOWN HALL RD ELBURN IL 60119
Full Address

Witness #2:

Kristina L Tenney-Gatto
Signature
Kristina L Tenney-Gatto
Printed Name

1932 Gardner Circle E Aurora IL 60503
Full Address

STATE OF IL
COUNTY OF Kane

The foregoing instrument was acknowledged before me by means of (X) physical presence
or () online notarization, this 24 day of August, 2026, by Vicki Lennon,
() who is/are personally known to me or (X) who has/have produced
Driver license as identification.

Kristina L Tenney-Gatto
Signature of Notary Public
Kristina L Tenney-Gatto
Print, Type/Stamp Name of Notary

