

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119219 2 PG(S)

9/1/2026 1:45 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3539823

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,645.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0094-12-1008
File No.: 2994546

WARRANTY DEED

This Warranty Deed, Made the 31 day of August, 2026, by Dawn Clabeaux, a married woman, whose post office address is: 168 Rebecca Dr, Crossville, TN 38555, hereinafter called the "Grantor", to Michael D. Ambrosone and Linda A. Ambrosone, husband and wife, whose post office address is: 309 West Pulteney Street, Corning, NY 14830 hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** 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, Florida**, to wit:

Condominium Unit No. 1-202, STONEHAVEN, a Condominium, according to the Declaration of Condominium thereof, as recorded as Instrument Number 2007006160, and any amendments and/or supplemental declarations thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Phylcia Bozeman
Witness 1 Signature

Dawn Clabeaux
Dawn Clabeaux

Witness 1 Printed Name and Post Office Address:
Phylcia Bozeman
6828 Leire Lane, Chesterfield, VA 23832

Chantel Winfree
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Chantel Winfree
3100 Gillespie St Houston, Texas 77020

State of Texas
County of Harris

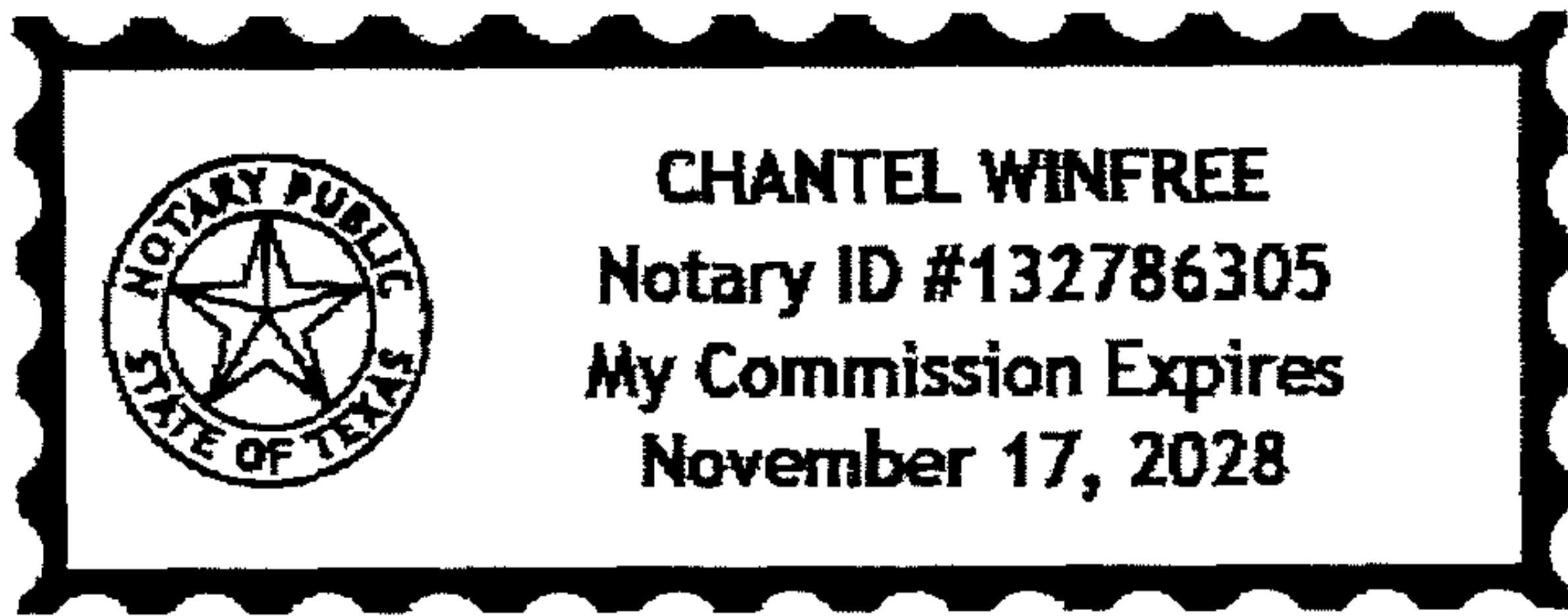
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 31 day of August, 2026 by Dawn Clabeaux, a married woman, who has produced TN drivers license as identification.

Chantel Winfree

Notary Public Signature
Printed Name: Chantel Winfree

My Commission Expires: 11/17/2028
(SEAL) Notary Public, State of Texas

☒ Online Notary (Check Box if acknowledgment done by Online Notarization)



Completed via Remote Online Notarization using 2 way Audio/Video technology.