

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127849 2 PG(S)

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

9/22/2026 10:50 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3547311

File Number: 7370-8169
Purchase Price: \$170,000.00

Doc Stamp-Deed: \$1,190.00

GENERAL WARRANTY DEED

Made this September 18, 2026 A.D. By **William F. Wise and Elizabeth J. Wise, husband and wife**, whose post office address is 649 Balfour Road, Winston Salem, North Carolina 27104, hereinafter called the Grantor, to **Susan Lee DuBois, an unmarried woman**, whose post office address is 1325 Glen Oaks Dr. E. # 133, Sarasota, Florida 34232, hereinafter called 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 Ten Dollars, (\$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, viz:

UNIT 133, GLEN OAK RIDGE VILLAS, SECTION 2, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1015, PAGE 1524 TO 1537, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGES 54, 54A, 54B AND 54C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **2021024034**

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.

Prepared by and Return to:
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Sarasota, FL 34236

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

*Signed, sealed and delivered in our presence:
(as to all Grantors)*



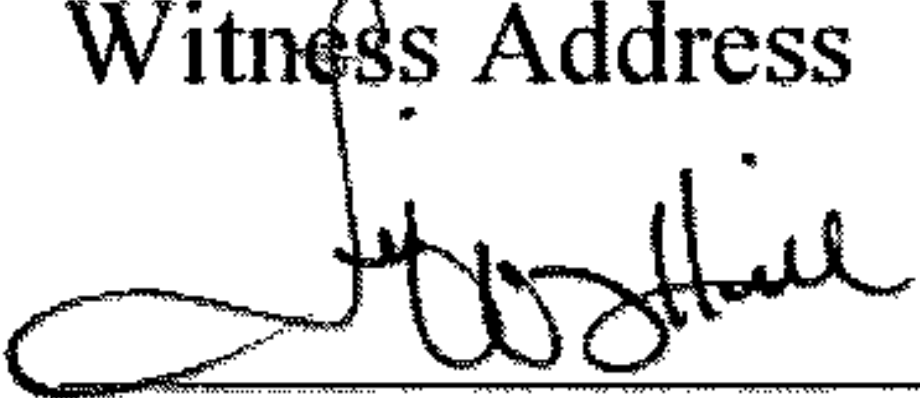
Witness Signature

Kathryn Wojtkowski

Witness Printed Name

14495 W Wendover Dr. Surprise, AZ 85374

Witness Address



Witness Signature

Tiffany Hill

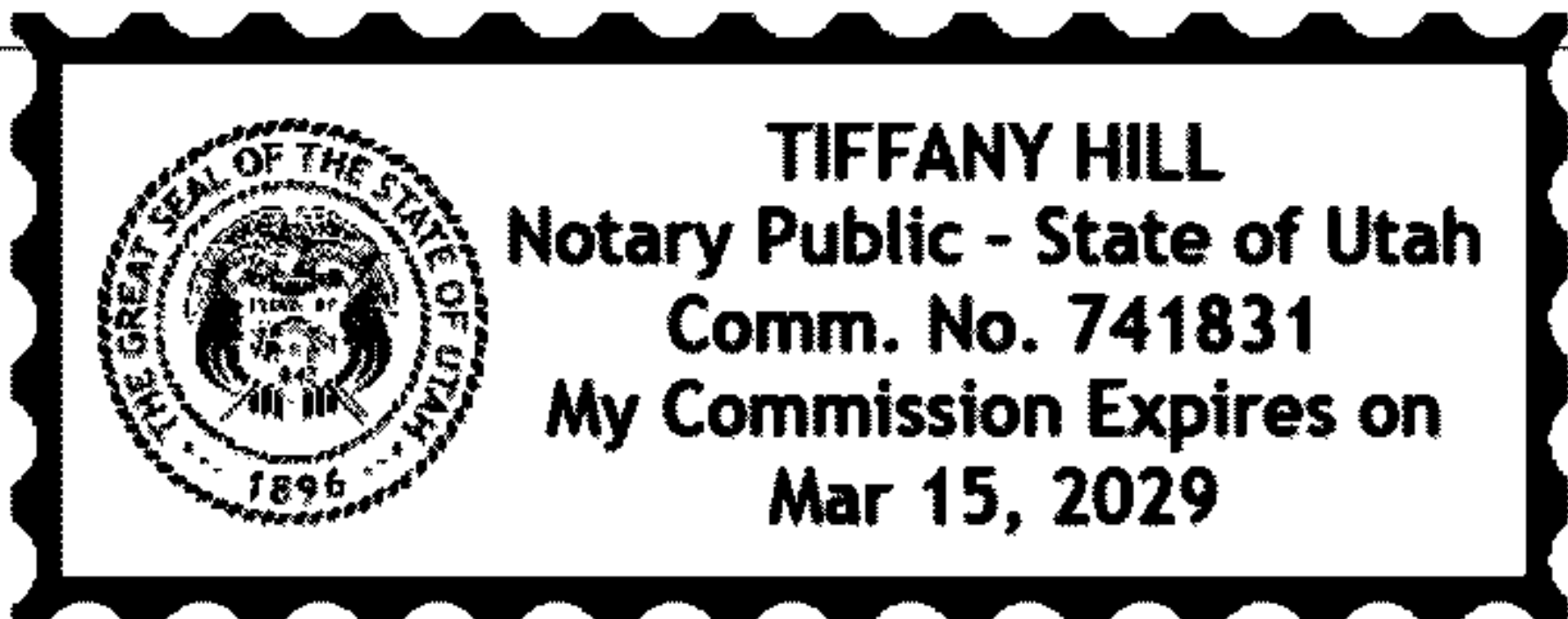
Witness Printed Name

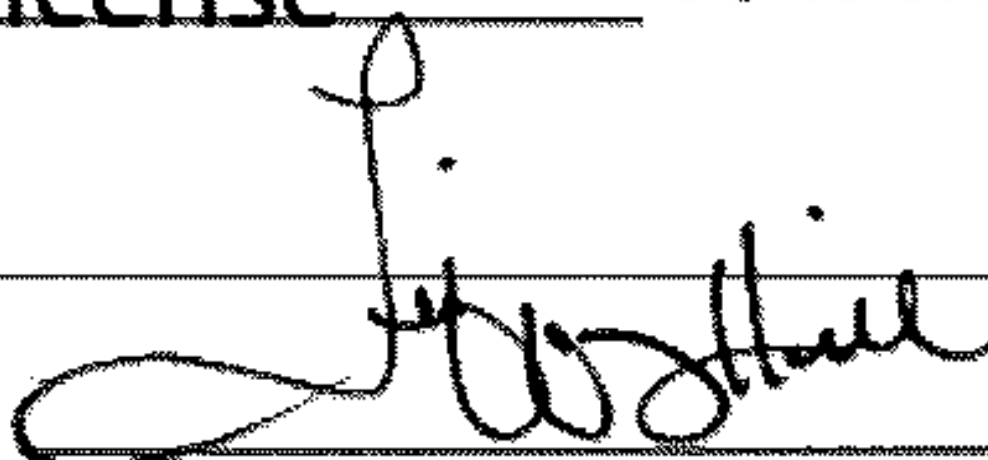
527 N 770 W Smithfield, UT 84335

Witness Address

State of Utah
County of Cache

The foregoing instrument was acknowledged before me by means of [] physical presence or ☒ online notarization, this 17 day of September, 2026, by William F. Wise and Elizabeth J. Wise, who are personally known to me or who have produced NC Drivers License as identification.





Notary Public
Printed Name: Tiffany Hill
My Commission Expires: 3/15/2029

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