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Prepared by:
Ann Grano
Alliance Group Title, LLC
1072 E. Venice Avenue
Venice, Florida 34285

File Number: 26-111

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040226 2 PG(S)
March 27, 2026 03:57:26 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$3,150.00



General Warranty Deed

This Indenture, made this March 27, 2026 A.D. By **John B. Yahres, Individually as a married man, joined by his spouse, Toni J. Yahres and as Trustee of the John B. Yahres Trust u/a/d August 5, 2003**, whose post office address is: 3730 Cadbury Circle, Apt. 822, Venice, Florida 34293, hereinafter called the grantor, to **Anthony J. Bruno and Jennifer A. Bruno, husband and wife**, whose post office address is: 18 Broadway Road, Warren, New Jersey 07059, 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:

LOT 452, VENICE GOLF & COUNTRY CLUB, UNIT NO. III-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 49, 49A THROUGH 49D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: 0420040031

Subject to reservations, restrictions, and easements of record.

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.

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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:

Ann K. Grano
Witness #1 Signature
Witness #1 Printed Name Ann K. Grano
Address: 1072 E Venice Avenue
Venice, FL 34285
D. Sampiore
Witness #2 Signature
Witness #2 Printed Name D. Sampiore
Address: 1072 E. Venice Avenue
Venice, FL 34285

John B. Yahres (Seal)
John B. Yahres, Individually and as Trustee of the John B. Yahres Trust u/a/d August 5, 2003
Address: 3730 Cadbury Circle, Apt. 822, Venice, Florida 34293

Toni J. Yahres (Seal)
Toni J. Yahres
Address: 3730 Cadbury Circle, Apt. 822, Venice, Florida 34293

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 20th day of March, 2026, by John B. Yahres, Individually as a married man, joined by his spouse, Toni J. Yahres and as Trustee of the John B. Yahres Trust u/a/d August 5, 2003, who are personally known to me or who has produced driver's license(s) as identification.



My Commission

Ann K. Grano
Notary Public
Print Name: Ann K. Grano