

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040407 2 PG(S)**

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Joshua P. Perez, Esq.
201 Center Road, Suite 210
Venice, FL 34239

3/27/2026 5:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472882

Property Appraiser's Parcel ID No.: 0755-03-1077

Consideration: \$10.00

Doc Stamp-Deed: \$0.70

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 27th day of March, 2026, by and between **MELISSA GAIL GARDNER**, whose address is 766 Avenida Estancias, Unit A, Venice, Florida 34292 (hereinafter "GRANTOR"), and **MELISSA GAIL GARDNER, as Trustee of the Yarrington Family Trust dated March 27, 2026**, whose address is 766 Avenida Estancias, Unit A, Venice, Florida 34292 (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

Lot 1077, STONEYBROOK AT VENICE, UNIT 3, according to the plat thereof, recorded in Plat Book 45, Page(s) 27, 27-A through 27-J, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID No.: 0755-03-1077

a/k/a 12086 GRANITE WOODS LOOP VENICE, FL, 34292

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantor holds the sole beneficial ownership.

THIS PROPERTY IS AND CONTINUES TO BE THE HOMESTEAD OF THE GRANTOR.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the 27th day of March, 2026.

Signed, Sealed and Delivered in presence of:

Melissa Gardner
MELISSA GAIL GARDNER, Grantor

[Signature]
Witness 1 Signature

Karen Panamaenke
Witness 1 Print Name

Address: 201 Center Road, Suite 210
Venice, FL 34285

Keri Sell
Witness 2 Signature

Keri Sell
Witness 2 Print Name

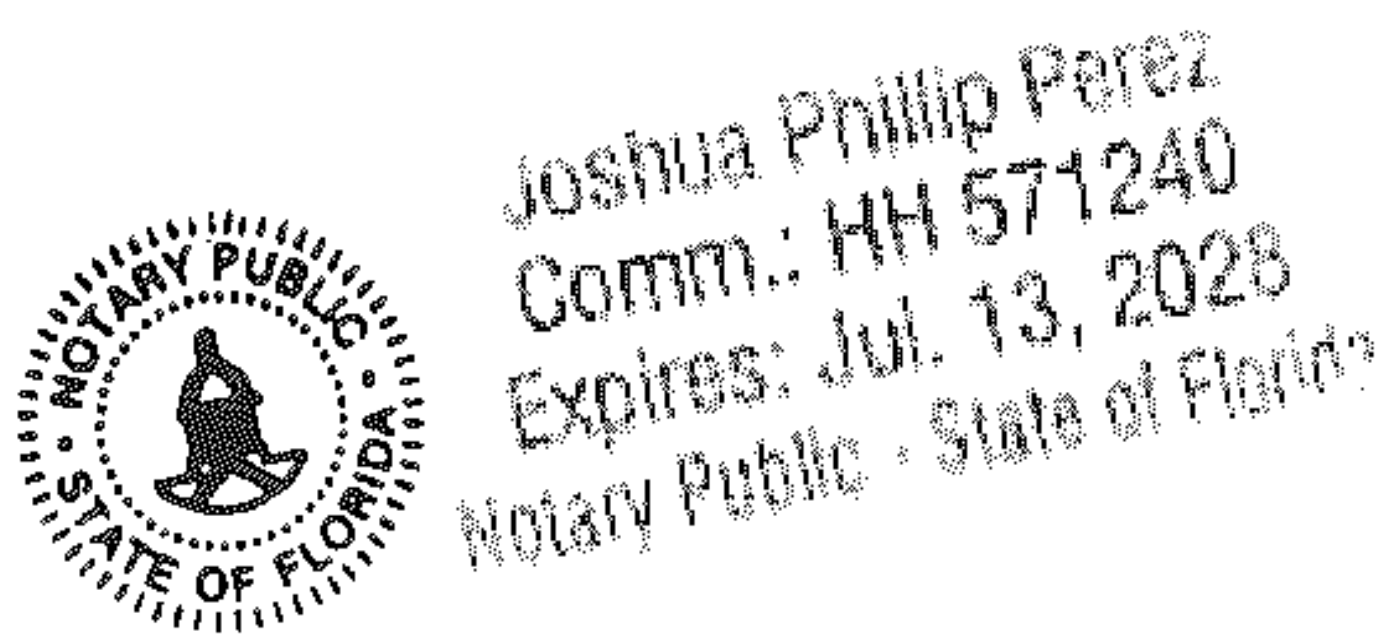
Address: 201 Center Road, Suite 210
Venice, FL 34285

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by MELISSA GAIL GARDNER, Grantor, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence, who identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed, who signed such instrument in the presence of Karen Panamaenke, a witness who is personally known to me, and of Keri Sell, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 27th day of March, 2026.



[Signature]
Notary Public, State of Florida
Notary's printed name: Joshua P. Perez

Parcel ID No.: 0755-03-1077