

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026045521 3 PG(S)

4/7/2026 4:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3477099

This Instrument Prepared by, and Return to:
Eric R. Hoonhout, Esquire
Hoonhout Law, Chartered
1219 South East Avenue, Suite 202
Sarasota, FL 34239

Doc Stamp-Deed: \$4,025.00

Purchase Price: \$575,000
Documentary Stamps: \$4,025.00
Recording Cost: \$27.00
Parcel ID Number: 0054090028 (Sarasota County)

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 2nd day of April, 2026, by **Brenda S. Gould, a married woman, and Tamera S. Kurtz, a married woman, each Individually and as Co-Trustees of the SHIRLEY A. SOMMERS REVOCABLE LIVING TRUST U/A/D DECEMBER 11, 2009, as amended** (the "Grantor"), whose post office addresses are, respectively, 8401 Boleyn Road Sarasota, FL 34240 and 4248 Baird Street, Sarasota, FL 34232, and to **Milton Yoder and Carol Yoder, as Trustees of the YODER FAMILY REVOCABLE TRUST U/A/D APRIL 12, 2017, as amended**, with the full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to, or as more particularly described in Florida Statutes § 689.073 (the "Grantee"), whose post office address is 3415 Hacienda Street, Sarasota, FL 34237.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Sarasota, State of Florida, as more particularly described as follows (the "Property").

**LOTS 16 AND 18, BLOCK "P," HOMECROFT, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF
SIRASOTA COUNTY, FLORIDA.**

To have and to hold, the same in fee simple forever.

SUBJECT TO applicable taxes and assessments for the year 2026 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and any other requirements imposed by governmental authority; and agreements and easements of record.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

The above-described property is not the homestead property of the Grantor, the Grantor's spouse, or of any dependants of the Grantor or of the Grantor's spouse, nor is it contiguous to the homestead property of the Grantor, the Grantor's spouse, or that of any dependants of the Grantor or of the Grantor's spouse.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:

THE SHIRLEY A. SOMMERS REVOCABLE LIVING TRUST U/A/D DECEMBER 11, 2009, AS AMENDED

Secoya Jackson
[Witness as to each signature]
Print Name: Secoya Jackson
Address: 5732 Cape Primrose Dr Sarasota, FL 34232

Brenda S. Gould
By: Brenda S. Gould
As Its: Co-Trustee

Jordan Ferguson
[Witness as to each signature]
Print Name: Jordan Ferguson
Address: 5736 Cape Primrose Dr Sarasota FL 34232

Brenda S. Gould
Brenda S. Gould, Individually

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [Notary choose one] X physical presence or _____ remote online notarization, this _____ day of April, 2026, by Brenda S. Gould, a married woman, Individually and as Co-Trustee of THE SHIRLEY A. SOMMERS REVOCABLE LIVING TRUST U/A/D DECEMBER 11, 2009, AS AMENDED, on behalf of the said trust, who is [Notary choose one] X personally known to me or _____ who has produced _____ as identification.



[PLACE NOTARIAL STAMP]

Notary Signature: Jordan Ferguson
Name: Jordan Ferguson
Date of Expiration of Commission: August 2026

[Additional Signature and Notary Page Follows]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:

THE SHIRLEY A. SOMMERS REVOCABLE LIVING TRUST U/A/D DECEMBER 11, 2009, AS AMENDED

[Signature]
[Witness as to each signature]
Print Name: Secoya Jackson
Address: 5732 Cape Primrose Dr
Sarasota, FL 34232

[Signature]
By: Tamera S. Kurtz
As Its: Co-Trustee

[Signature]
Tamera S. Kurtz, Individually

[Signature]
[Witness as to each signature]
Print Name: Jordan Ferguson
Address: 5736 Cape Primrose Dr
Sarasota, FL 34232

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [Notary choose one] X physical presence or _____ remote online notarization, this 1 day of April, 2026, by Tamera S. Kurtz, a married woman, Individually and as Co-Trustee of THE SHIRLEY A. SOMMERS REVOCABLE LIVING TRUST U/A/D DECEMBER 11, 2009, AS AMENDED, on behalf of the said trust, who is [Notary choose one] X personally known to me or _____ who has produced _____ as identification.

Notary Signature: [Signature]
Name: Jordan Ferguson
Date of Expiration of Commission: August 2026

[PLACE NOTARIAL STAMP]

