

Prepared By and Return To:
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Sarasota, FL 34236
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File No: 5359.00001

4/7/2026 4:32 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3477150

Doc Stamp-Deed: \$3,213.00

Warranty Deed

This Warranty Deed is made effective as of the 7th day of April, 2026 by **HARMONY PROPERTIES OF SARASOTA LLC, A FLORIDA LIMITED LIABILITY COMPANY** (“Grantor”), whose post office address is: 5177 Sandy Cove Avenue, Sarasota, FL 34242, to **DAVID YODER and BETTY YODER, husband and wife, individually and as Co-Trustees of the YODER FAMILY TRUST DATED APRIL 25, 2013** (“Grantee”), whose post office address is: 2117 Huntington Avenue, Sarasota, FL 34232.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$459,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

LOT 13 AND THE SOUTH ONE-HALF OF LOT 15, BLOCK "H", ORANGE GROVE PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser’s Parcel Identification Number of the Property described above is **0060-06-0023**

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the Property is not Grantor’s homestead nor that of Grantor’s immediate family nor is it contiguous thereto.

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 taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

HARMONY PROPERTIES OF SARASOTA LLC,
a Florida limited liability company

By: [Signature]
STEVEN A. GOTTSCHALK, Managing member

1990 Main St., Ste.725
Sarasota, FL 34236

[Signature]
WITNESS
PRINT NAME: Maria Rasmussen

WITNESS 1 ADDRESS
1990 Main St., Ste.725
Sarasota, FL 34236

[Signature]
WITNESS
PRINT NAME: Kim F. Bontrager

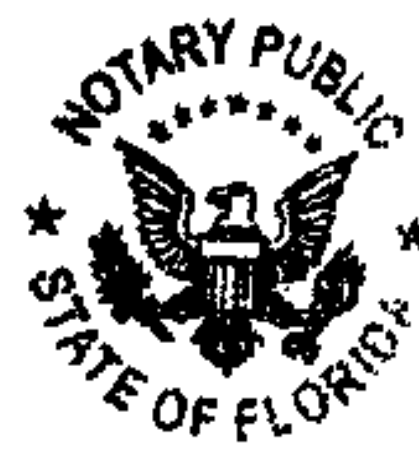
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of April, 2026, by STEVEN A. GOTTSCHALK, Managing member of HARMONY PROPERTIES OF SARASOTA LLC, a Florida limited liability company, who is/are personally known to me or who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027