

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048738 2 PG(S)**

4/14/2026 10:50 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479881

Consideration: \$1,075,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-32100-002

Doc Stamp-Deed: \$7,525.00

Property Appraiser's Parcel ID No.: 0079150022

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 13th day of April, 2026, by and between **BETH A. CHAKARA AND FREEMAN M. CHAKARA, WIFE AND HUSBAND**, whose address is **2003 Old Rothsville Road, Lititz, PA 17543** (hereinafter "GRANTOR"), and **RUSTALYN YORK AND JASON YORK, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **23910 South Lucille Lane, Peculiar, MO 64078** (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 4, WATERSIDE EAST, SIESTA'S BAYSIDE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 31, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

[Signature]
Printed Name Reid Wissler
P.O. Address 142 Cornerstone Way, PO Box 166
Brownstown, PA 17508

GRANTOR:

[Signature]
Beth A. Chakara

[Signature]
Freeman M. Chakara

(2) [Signature]
Printed Name Diane Louise Wissler
P.O. Address 142 Cornerstone Way, PO Box 166
Brownstown, PA 17508

STATE OF Pennsylvania
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of April, 2026, by Beth A. Chakara and Freeman M. Chakara, () who are personally known to me or (X) who have produced Driver's License as identification.

[Signature]
Signature of Notary Public

(AFFIX SEAL)

Barbara M Jones
Print, Type/Stamp Name of Notary

My Commission Expires: 09/28/2028

