

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050364 2 PG(S)**

4/16/2026 2:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481389

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.

Doc Stamp-Deed: \$19,600.00

Consideration: \$2,800,000.00

Doc Stamps: \$19,600.00

Recording Fee: \$22.50

WARRANTY DEED

This Warranty Deed is made effective this 16th day of April, 2026, by Carol H. Beeler, the unmarried surviving spouse of Thomas T. Beeler, deceased, individually, as Successor Trustee under a Trust Agreement with Thomas T. Beeler dated October 15, 2002, and as Trustee under a Trust Agreement with Carol H. Beeler dated October 15, 2002 ("Grantor"), to Jonathan P. Yunis and Hilary A. Yunis, as Trustees of the Jonathan P. Yunis Trust dated July 6, 2018, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 258 Golden Gate Point, Unit 801, Sarasota, FL 34236 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 801, of Majestic Bay, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2004231468 and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above described real property is 2010094009.

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

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 not set forth herein.

WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: Juan Villaverde

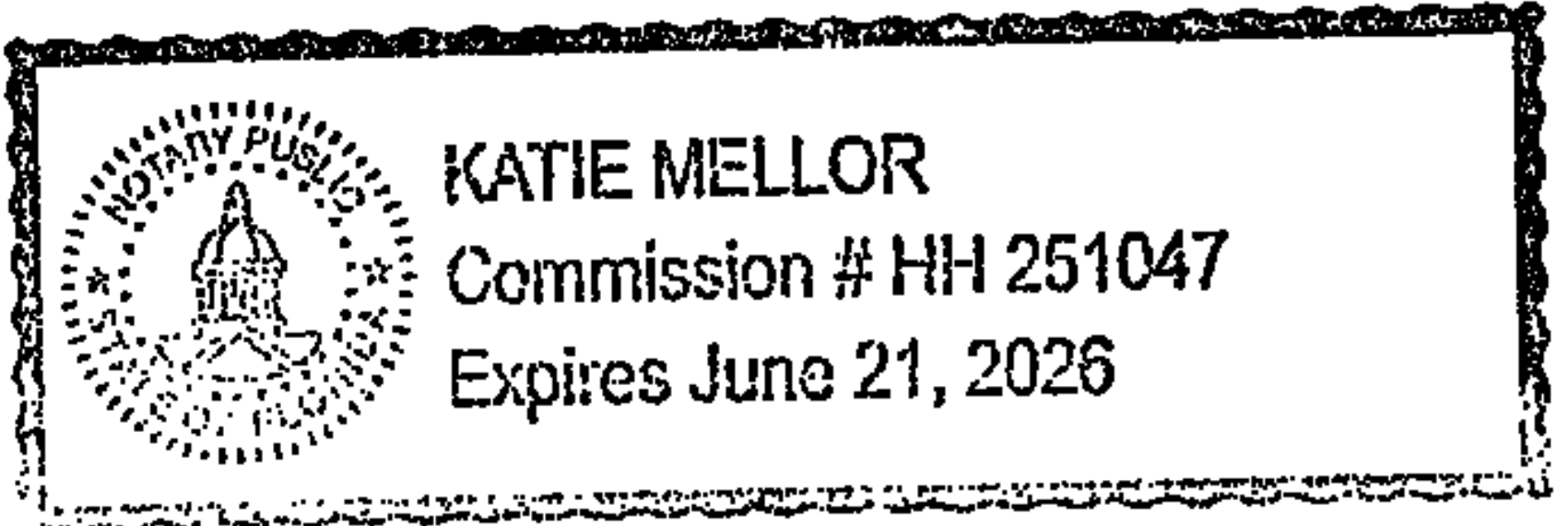
Witness #1 Address: 240 S Pineapple Ave
Sarasota FL 34236

Witness#2 Sign: [Signature]
Witness#2 Print: Katie Mellor
Witness #2 Address: 240 S Pineapple Ave
Sarasota FL 34236

Carol H. Beeler
Carol H. Beeler, individually, as Successor
Trustee under a Trust Agreement with
Thomas T. Beeler dated October 15, 2002,
and as Trustee under a Trust Agreement
with Carol H. Beeler dated October 15, 2002
Address: 700 John Ringling Blvd, #T1508
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization this 15th day of April, 2026, by Carol H. Beeler,
individually, as Successor Trustee under a Trust Agreement with Thomas T. Beeler dated
October 15, 2002, and as Trustee under a Trust Agreement with Carol H. Beeler dated October
15, 2002.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ___ (OR) Produced Identification
Type of identification produced FL DL