

4/20/2026 3:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482880

Doc Stamp-Deed: \$154.00

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No: 2026-04-4493
Parcel ID Number: 0958068101

WARRANTY DEED

This WARRANTY DEED, made April 20, 2026, by **AMERICAN ESTATE AND TRUST, INC., A NEVADA CORPORATION D/B/A AMERICAN ESTATE AND TRUST, AS CUSTODIAN/TRUSTEE FBO JULIE MONEY ROTH IRA AND JULIE MONEY, A MARRIED WOMAN**, whose address is 6900 Westcliff Drive, Ste. 603, Las Vegas, NV 89145 (the "Grantor"), to **JAMES C. GEARHART, A SINGLE MAN**, whose address is 3059 Sardinia Avenue, North Port, FL 34286 (the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of TWENTY TWO THOUSAND AND 00/100 DOLLARS (\$22,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 1, Block 681, SEVENTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 16, 16A to 16L, inclusive, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or part of homestead property.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Marsha Rodenbeck
Signature
Witness Printed Name Marsha Rodenbeck
Witness #1 Address 6900 Westcliff Dr., #603
Las Vegas, NV 89145

American Estate and Trust, Inc., a Nevada Corporation D/B/A American Estate and Trust, as Custodian/Trustee FBO Julie Money Roth IRA

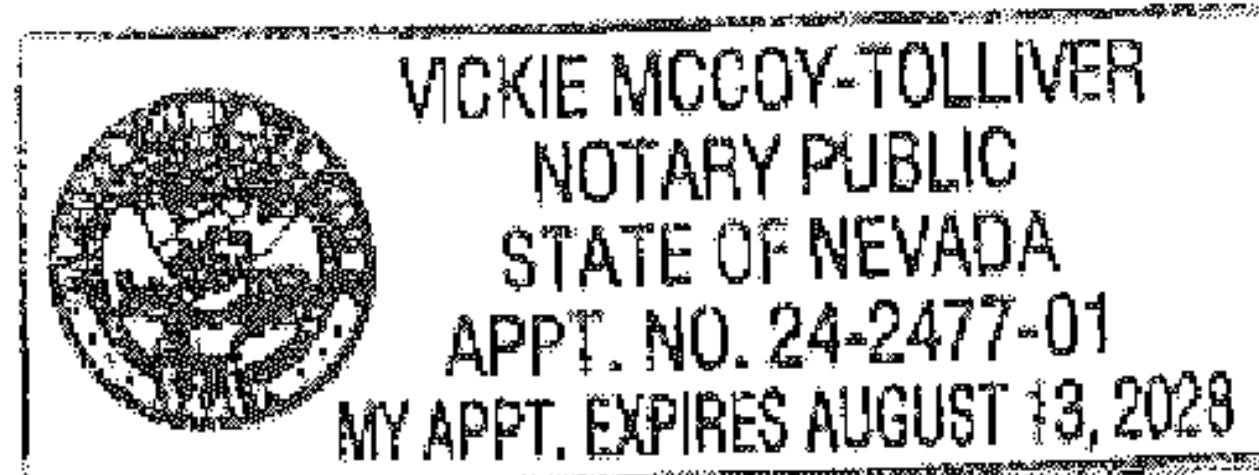
By: [Signature]
Printed Name: Cindy Zendejas
Authorized Signatory
(IRS TIN # 20-8936642)

[Signature]
Signature
Witness Printed Name Monica Dupont
Witness #2 Address 6900 Westcliff Dr., #603
Las Vegas, NV 89145

State of Nevada
County of Clark

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 15th day of April, 2026, by Cindy Zendejas, as authorized signer for American Estate and Trust, Inc. a Nevada Corporation d/b/a American Estate and Trust, as Custodian/Trustee FBO Julie Money Roth IRA, on behalf of the corporation, who ~~is~~ are personally known to me or who has/have produced _____ as identification.

[Signature]
Notary Public
Print Name: Vickie McCoy-Tolliver
My Commission Expires: August 13, 2028




In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



Signature
Witness Printed Name Nadia DeMessa
Witness #1 Address 424 E Central Blvd, #203
Orlando, FL 32801



Julie Money

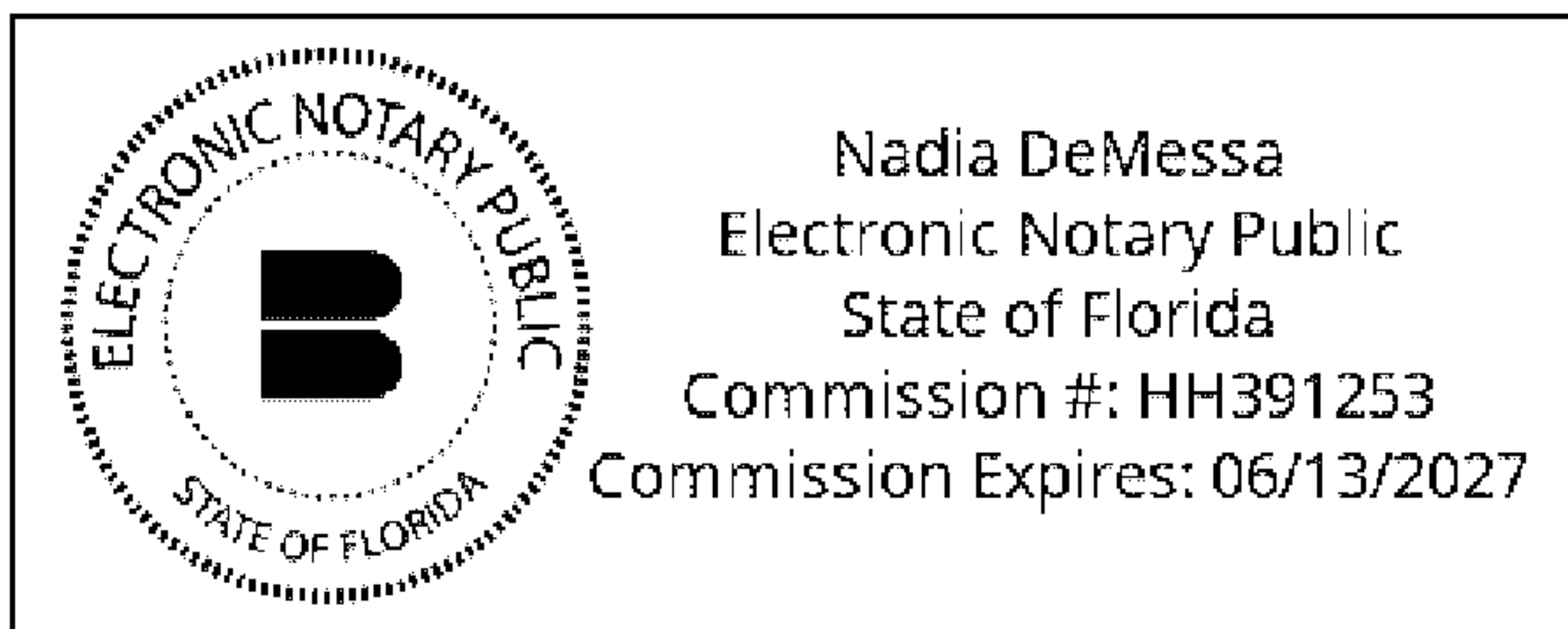



Signature
Witness Printed Name Yvette Allen
Witness #2 Address 424 E Central Blvd, #203
Orlando, FL 32801

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on 16 day of April, 2026, by Julie Money, who is/are personally known to me or who has/have produced Driver License as identification.

Notarized online using audio-video communication





Notary Public
Print Name: Nadia DeMessa
My Commission Expires: 06/13/2027

AMERICAN ESTATE & TRUST, INC.

6900 Westcliff Drive, Ste 603
Las Vegas, NV 89145

COMPANY RESOLUTION

The President of this Corporation, American Estate & Trust, Inc, a Nevada licensed Trust company (the "Company"), is affirming the appointment of Cindy Zendejas as Trust Officer of this Company.

BE IT ORDERED AND RESOLVED by the Company that Cindy Zendejas of Las Vegas, Nevada, is hereby appointed to the position of Trust Officer and such appointment is hereby affirmed. Said Trust Officer is empowered and authorized to perform the duties and exercise the powers which include, but are not limited to, the following:

I. To engage in the administration and management of any and all IRA accounts, including, but not limited to, any and all IRA accounts, for which this Company is a Trustee and/or custodian (the "Trusts"); and,

II. To have all the authorizations and powers of the Trustee that are granted in the account Agreements; which include, but are not limited to, the following:

A) To execute transfers of account assets from other custodian, to execute letters of acceptance on behalf of the company.

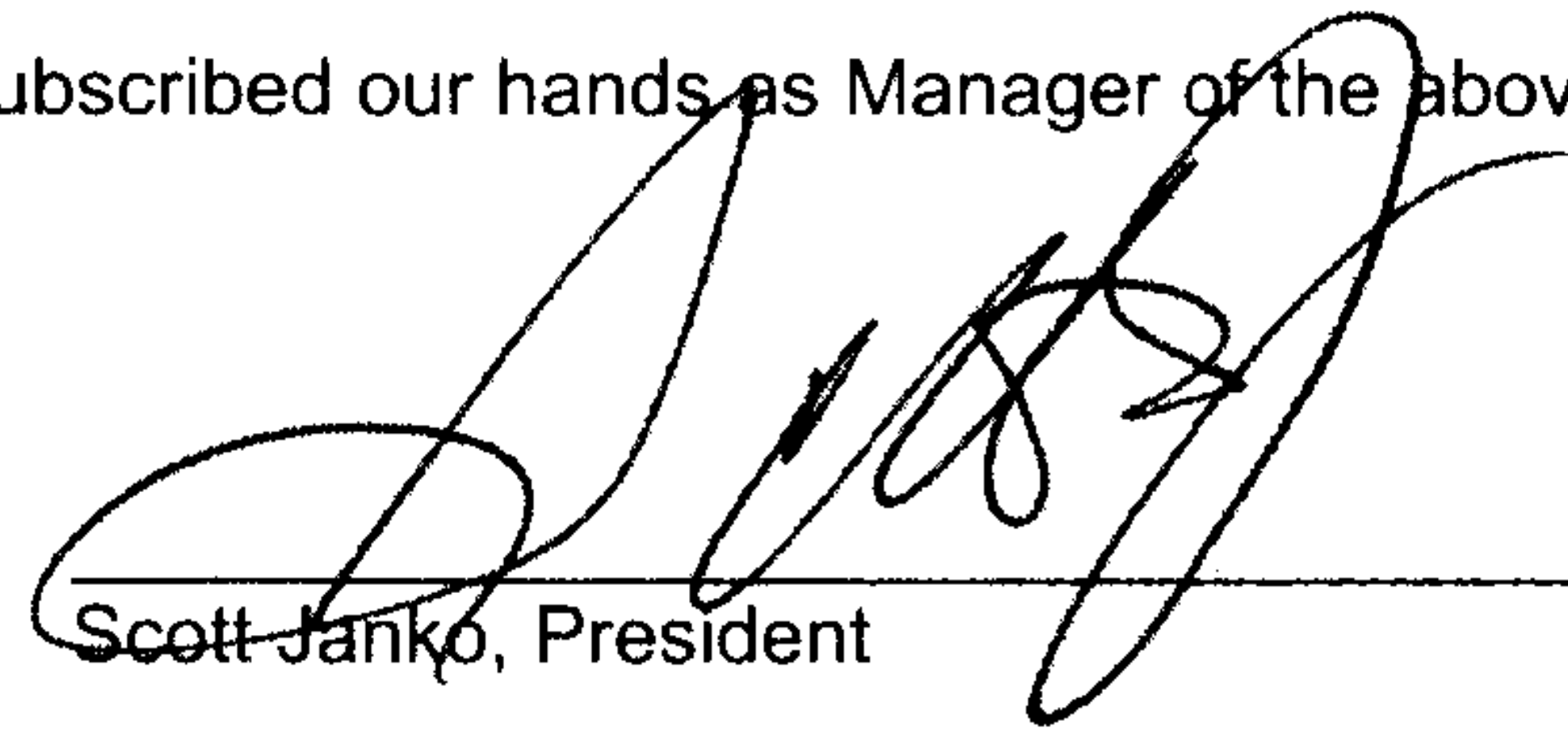
B) To exercise all the above authorizations and powers and to do such other acts which in its sole judgment are needful or desirable for the proper and advantageous control, management and investment or reinvestment of the property held in accounts hereunder, to the same extent and with the same effect as might legally be done by an individual in absolute ownership and control of said property.

III. RESOLVED FURTHER, that in addition to the above authorizations and powers, Trust Officer for the Company, shall be, and hereby is, expressly authorized and empowered to execute, acknowledge and deliver whatsoever instruments and documents which are necessary or appropriate to lawfully carry out the purposes of the Trusts.

IV. RESOLVED FURTHER, that the term of this appointment is permanent until changed in writing.

V. RESOLVED FURTHER, that the Managers of the Company shall immediately proceed to carry on the business for which the action taken hereby was approved.

IN WITNESS WHEREOF, we have hereunto subscribed our hands as Manager of the above-named Company, as of the 7th day of May, 2024.



Scott Janko, President

State of Nevada
County of Clark

The foregoing instrument was acknowledged before me by means of physical appearance, this 7th day of May, 2024, by Scott Janko as President of American Estate & Trust, who is personally know to me.



Notary Public Signature

Printed Name: Marsha Rodenbeck

My Commission Expires on: June 29, 2026

