

Consideration: \$707,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48320-001

4/24/2026 12:56 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3485238

Doc Stamp-Deed: \$4,949.00

Property Appraiser's Parcel ID No.: 2027071016

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 23rd day of April, 2026, by and between **SHANNON WARDELL AND CHARIS WARDELL, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEES OF THE DR. MARK WARDELL TRUST DATED 8/13/2024**, whose address is **55 Griggs Street Northeast, Christiansburg, VA 24073** (hereinafter "GRANTOR"), and **JEFFREY SCOTT NEEDHAM, A SINGLE MAN**, whose address is **1771 Ringling Boulevard, 704, Sarasota, FL 34236** (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:

**UNIT 704, RIVO AT RINGLING, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2006179441, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 39, PAGE 48, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AND TOGETHER WITH EXCLUSIVE USE RIGHTS FOR PARKING SPACES P-210 AND P-211 AND STORAGE SPACE NO. S-92.**

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(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:

(1) Kimberly Jordan  
Printed Name Kimberly Jordan  
P.O. Address 6217 St Augustine Rd  
Jacksonville FL 32217

(2) [Signature]  
Printed Name Ronnie Jordan  
P.O. Address 170 Onate Cir  
St Augustine FL 32095

GRANTOR:

**Charis Wardell, individually and as Successor  
Co-Trustee of the Dr. Mark Wardell Trust dated  
8/13/2024**

By: Charis Wardell  
**Charis Wardell, as Successor Co-Trustee  
aforesaid**

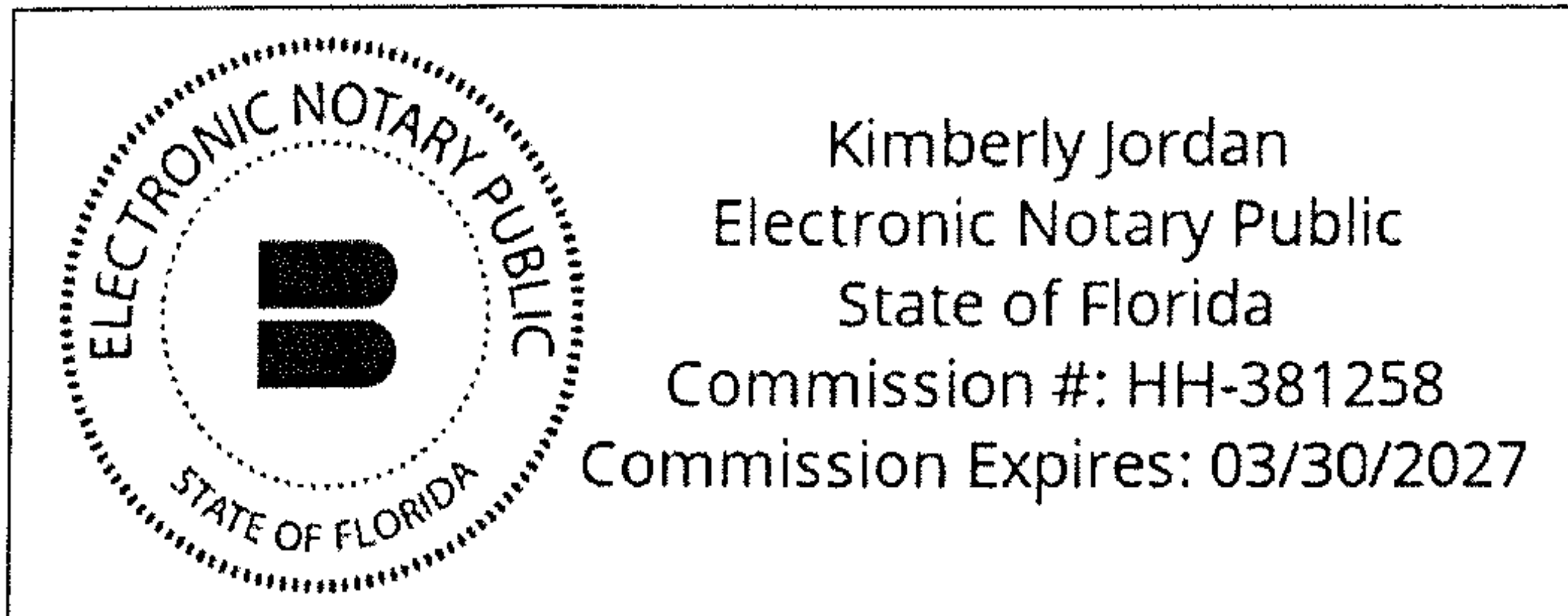
STATE OF Florida  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (  ) online notarization, this 16 day of April, 2026, by Charis Wardell, Successor Co-Trustee of the Dr. Mark Wardell Trust dated 8/13/2024, ( ) who is/are personally known to me or (  ) who has/have produced Driver License as identification.

Kimberly Jordan  
Signature of Notary Public

Kimberly Jordan  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



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:

(1) [Signature]  
Printed Name FROY SACCO  
P.O. Address 871 VENETIA BLVD.  
SUITE 201, VENICE, FL 34285

(2) [Signature]  
Printed Name William McComb  
P.O. Address 3700 S. Tamiami Trail,  
Sarasota, FL 34239

GRANTOR:

**Shannon Wardell, individually and as Successor Co-Trustee of the Dr. Mark Wardell Trust dated 8/13/2024**

By: [Signature]  
**Shannon Wardell, as Successor Co-Trustee aforesaid**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of April, 2026, by Shannon Wardell, Successor Co-Trustee of the Dr. Mark Wardell Trust dated 8/13/2024,  who is/are personally known to me or  who has/have produced U.S.A. Passport as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

