

Consideration: \$ 1,225,000.00

5/8/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492040

Doc Stamp-Deed: \$8,575.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

File No VL-26-64

Parcel Identification No 2029140138

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WARRANTY DEED

This indenture made the 7th day of May, 2026 by and between **BRENTON M. YARNAL AND CAREEN M. YARNAL, HUSBAND AND WIFE**, whose post office address is 421 Gowdy Road, Sarasota, FL 34237, (hereinafter "Grantor"), and **MAX MAIZELS AND EVELYN MAIZELS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose post office address is 655 West Barry Avenue, A, Chicago, IL 60657, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

LOT 117, PAYNE PARK VILLAGE, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 221 THROUGH 227, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: GLENN T. BROWN
WITNESS 1 ADDRESS: 2000 WEBBER RD
SARASOTA FL 34239

[Signature]
Brenton M. Yarnal

[Signature]
Caren M. Yarnal

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Jacob VanDuren
WITNESS 2 ADDRESS: 071 VENETA BAY
DAVO SUITE 2A VENICE FL 33595

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 7th day of May, 2026, by Brenton M. Yarnal and Caren M. Yarnal, () who is/are personally known to me or (x) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

