

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026063416 2 PG(S)**

5/11/2026 4:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492650

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

Doc Stamp-Deed: \$4,410.00

File No.: ENG-2026-3088
Parcel ID Number: 0494-03-0059

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of May, 2026 between Bruce C. Vogt and Kay A. Vogt, Husband and Wife, Individually and as Trustees of the Bruce C. Vogt and Kay A. Vogt Revocable Living Trust dated September 28, 2023, whose post office address is 1082 Haste Lane, Englewood, FL 34223, of the County of Charlotte, State of Florida, Grantor, to Jeffery P. Yenser and Dana G. Yenser, Trustees of the Jeffery P. Yenser and Dana G. Yenser Living Trust dated January 30, 2015, as tenants by the entirety, whose post office address is 120 Auden Drive, Defiance, MO 63341, of the County of St. Charles, State of Missouri, 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, Florida, to-wit:

Lot 79, Boca Royale, Unit 11, Phase I, according to the plat thereof, as recorded in Plat Book 48, Page(s) 19, 19A through 19G, 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: Amanda Crane

WITNESS 1 ADDRESS:
4044 N. ACCESS RD.
Englewood, FL 34224

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Ashley Harris

WITNESS 2 ADDRESS:
434 4th St PO Box 982
Boke Grande, FL 33921

the Bruce C. Vogt and Kay A. Vogt
Revocable Living Trust dated September
28, 2023

By: [Signature]
Bruce C. Vogt, Individually and as
Trustee

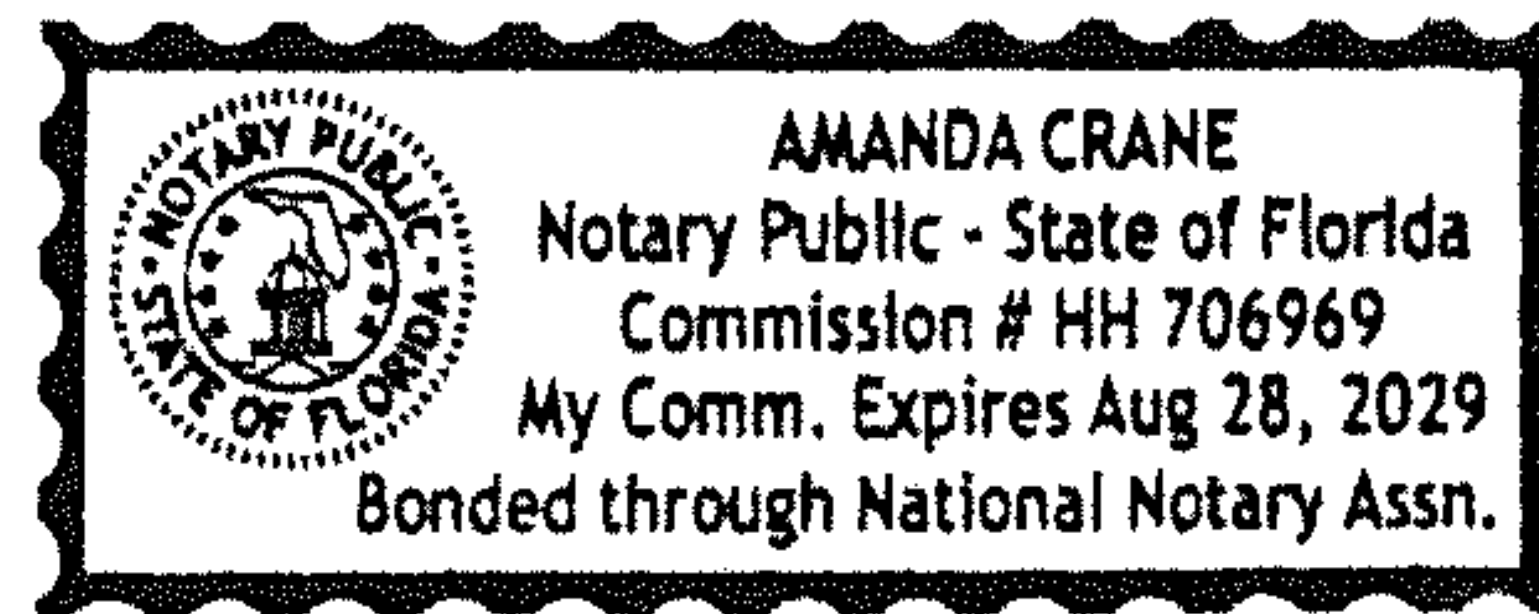
By: [Signature]
Kay A. Vogt, Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of May, 2026, by Bruce C. Vogt and Kay A. Vogt, Individually and as Trustees of the Bruce C. Vogt and Kay A. Vogt Revocable Living Trust dated September 28, 2023, who is/are personally known to me or who has/have produced Drivers license as identification.

[Signature]
Signature of Notary Public

Amanda Crane
Print, Type/Stamp Name of Notary



(NOTARY SEAL)