

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026066215 3 PG(S)**

Consideration: \$432,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48768-001

**5/15/2026 3:51 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495079**

Doc Stamp-Deed: \$3,024.00

Property Appraiser's Parcel ID No.: 0460-15-0025

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 15th day of May, 2026, by and between **CATHERINE L. STUMPFL AND DOUGLAS A. STUMPFL, WIFE AND HUSBAND**, whose address is **11892 Cherry Street, Los Alamitos, CA 90720** (hereinafter "GRANTOR"), and **KEVIN JONAS, A SINGLE MAN**, whose address is **4980 W Cedar Creek Pl, New Palestine, IN 46163-8706** (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:

LOT 29, VENETIA-PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 12, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated March 12, 2018 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

(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:

GRANTOR:

(1) [Signature]
Printed Name Ryan Wei
P.O. Address 15 William St
Manhattan, NY 10005

Douglas A. Stumpf by Stephen Stumpf, his
Douglas A. Stumpf by Stephen Stumpf, his
Attorney-In-Fact Attorney in fact

(2) [Signature]
Printed Name Yaochen Li
P.O. Address 115 57th Ave
Long Island City, NY 11101

Catherine L. Stumpf by Stephen Stumpf, her
Catherine L. Stumpf by Stephen Stumpf, her
Attorney-In-Fact in fact

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 14 day of May, 2026, by Stephen Stumpf, as Attorney-In-Fact for Catherine L. Stumpf and Stephen Stumpf, as Attorney-In-Fact for Douglas A Stumpf, (☐) who is/are personally known to me or (☒) who has/have produced CA DL as identification.

[Signature]
Signature of Notary Public

Ryan Wei
Print, Type/Stamp Name of Notary



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:

GRANTOR:

(1) [Signature]
Printed Name Karen Bonner
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

Douglas A. Stumpf / Caryn L. Stumpf Attorney in Fact
Douglas A. Stumpf by Caryn L. Stumpf, his
Attorney-In-Fact

(2) [Signature]
Printed Name Mish Freeman
P.O. Address 201 Center Rd. Ste. 210
Venice, FL 34285

Catherine L. Stumpf / Caryn L. Stumpf Attorney in Fact
Catherine L. Stumpf by Caryn L. Stumpf, her
Attorney-in-Fact

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 4/15 day of May, 2026, by Caryn L. Stumpf, as Attorney-In-Fact for Catherine L. Stumpf and Caryn L. Stumpf, as Attorney-In-Fact for Douglas A Stumpf, (☐) who is/are personally known to me or (☐) who has/have produced D.L. as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

