

5/19/2026 3:34 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496247

**After Recording, Mail To:**

Cynthia Mulder Day  
13312 Saw Palm Creek Trail  
Bradenton, FL 34211

and

Mark Mulder  
3536 Big Sky Way  
Bradenton, FL 34211

**This Document Prepared By**

**Without the Benefit of Title Search:**

SCOTT A. STEINER  
*Attorney at Law*  
Steiner Law Offices, PLLC  
8210 Lakewood Ranch Blvd.  
Unit 105  
Lakewood Ranch, Florida 34202  
941-907-0302

Doc Stamp-Deed: \$0.70

**CORRECTIVE**  
**PERSONAL REPRESENTATIVE'S**  
**AND**  
**TRUSTEE'S DISTRIBUTIVE DEED**

This deed is made to correct Exhibit 'A' of the deed recorded signed on August 8, 2025 and recorded on August 19, 2025 as Instrument #2025123961 in Sarasota County, Florida.

THIS DEED, made the 18th day of May, 2026, by CYNTHIA MULDER DAY, formerly known as Cindy Erwin, individually, as Personal Representative of the Estate of Lyn Mulder Rosenberg, deceased, and as Successor Trustee of Lyn Mulder Rosenberg Trust, under Trust Agreement dated September 19, 1995, the GRANTOR,

Whose mailing address is 13312 Saw Palm Creek Trail, Bradenton, FL 34211;

TO

CYNTHIA MULDER DAY and MARK LOUIS MULDER, as tenants in common, GRANTEE,

Whose mailing addresses are 13312 Saw Palm Creek Trail, Bradenton, FL 34211 and 3536 Big Sky Way, Bradenton, FL 34211;

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor paid by Grantees, the receipt of which is hereby acknowledged, hereby conveys and quitclaims to the Grantees all of that property situate in Sarasota County, State of **Florida**, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all personal claiming by through or under the Grantor.

The land described herein (You must make a selection):

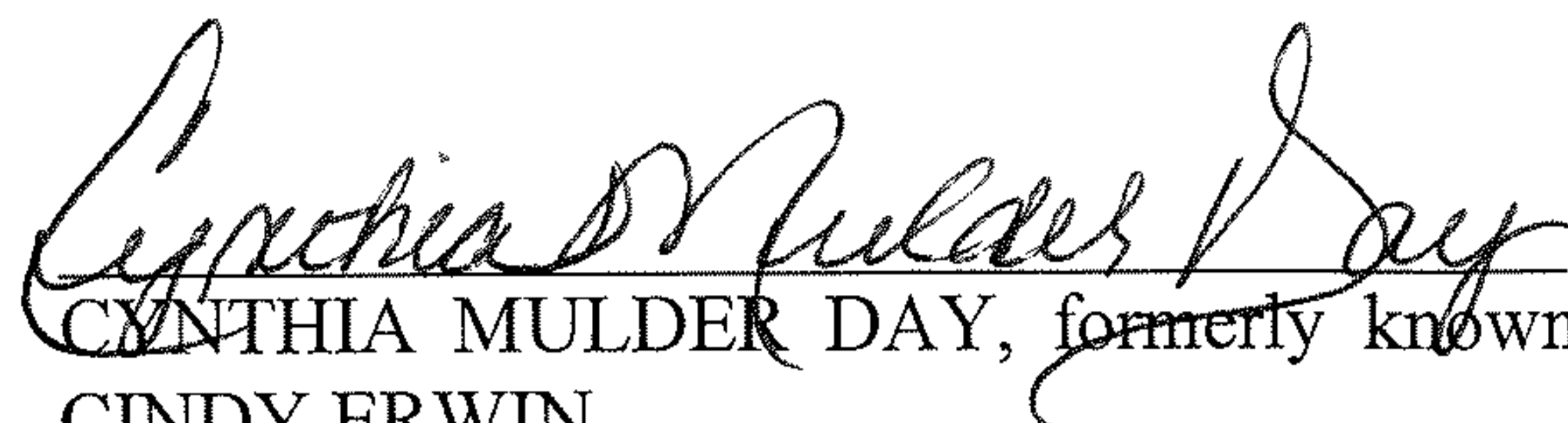
\_\_\_\_\_ is homestead property of the said Grantor

X  is **NOT** homestead property of the said Grantor

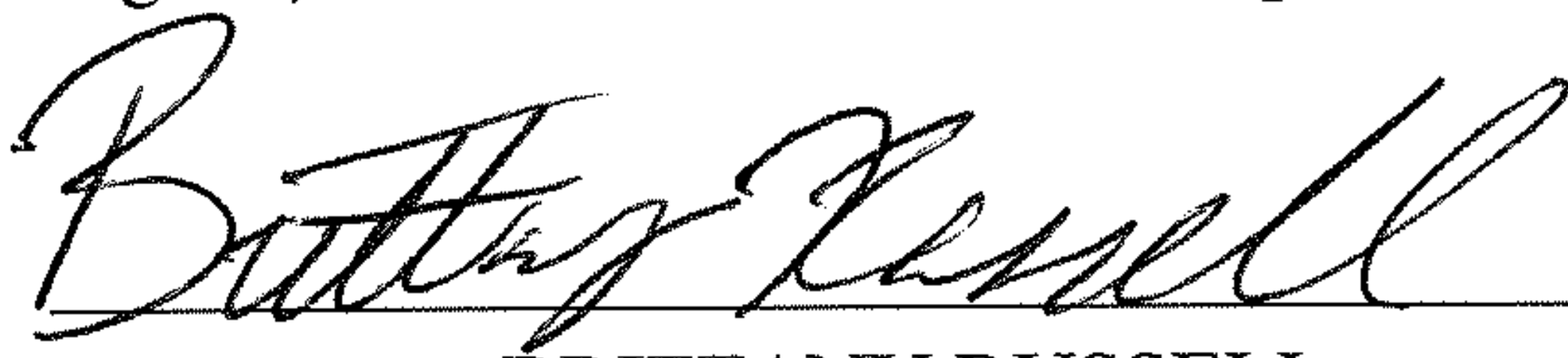
SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

  
CYNTHIA MULDER DAY, formerly known as CINDY ERWIN,  
individually, as Personal Representative of the Estate of Lyn Mulder Rosenberg, deceased, and as Successor Trustee of Lyn Mulder Rosenberg Trust, under Trust Agreement dated September 19, 1995

Signed, sealed and delivered in the presence of:

  
Printed Name: BRITTANY RUSSELL  
8210 Lakewood Ranch Blvd.  
Lakewood Ranch, Florida 34202

  
Printed Name: CHARLOTTE APFELBAUM  
8210 Lakewood Ranch Blvd.  
Lakewood Ranch, Florida 34202

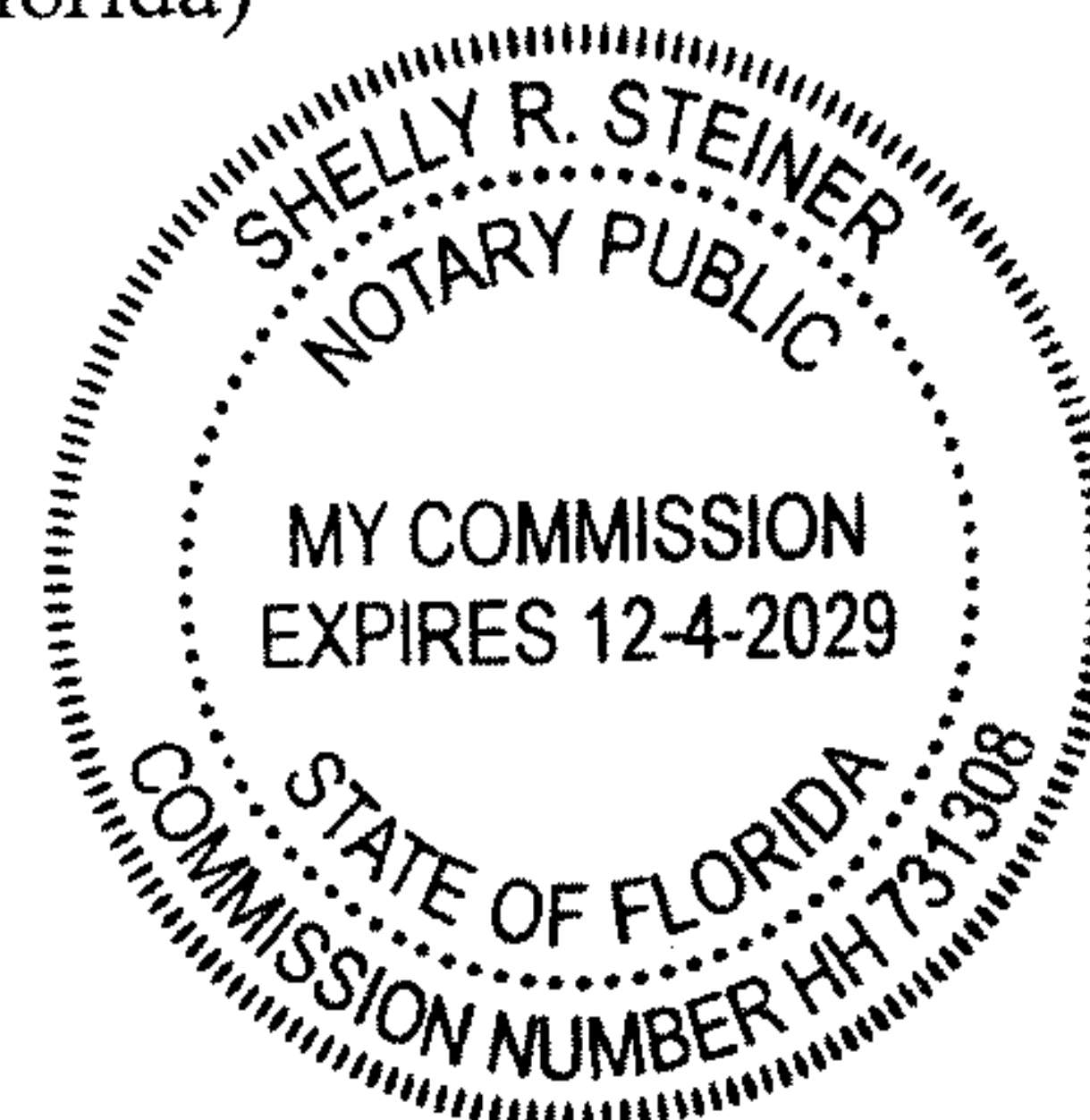
STATE OF FLORIDA )  
 ) ss.  
COUNTY OF MANATEE )

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this May 18, 2026, by CYNTHIA MULDER DAY, formerly known as CINDY ERWIN, individually, as Personal Representative of the Estate of Lyn Mulder Rosenberg, deceased, and as Successor Trustee of Lyn Mulder Rosenberg Trust, under Trust Agreement dated September 19, 1995.

  
NOTARY PUBLIC (State of Florida)

Personally Known  OR Produced Identification

Type of Identification Produced:  FCID



# ATTACHMENT A

Lots 1, 3, 9, 12 and 13, Block 2072, 45<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 19, Pages 38, 38A thru 38GG, of the Public Records of Sarasota County, Florida.

Tax ID's 1133207201, 1133207203, 1133207209, 1133207212 and 1133207213

Lot 1, Block 2082, 45<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 19, Pages 38, 38A thru 38GG, of the Public Records of Sarasota County, Florida.

Tax ID 1133208201

Lots 35 and 36, Block 2072, 45<sup>th</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 19, Pages 38, of the Public Records of Sarasota County, Florida.

Tax ID 1124207235