

5/21/2026 12:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497148

Prepared By and Return To:

Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
(941) 479-3006
File No: 5210.00003

Doc Stamp-Deed: \$2,800.00

Warranty Deed

This Warranty Deed is made effective as of the 18th day of May, 2026 by **MARY SOMMERS**, a married woman, Individually and as Successor Co-Trustee of the **MILLER FAMILY TRUST U/A/D FEBRUARY 20, 1992** and **RUTH MULLET**, a married woman, Individually and as Successor Co-Trustee of the **MILLER FAMILY TRUST U/A/D FEBRUARY 20, 1992** ("*Grantor*"), whose post office address is: 484 Pleasant Valley Road, Sugarcreek, OH 44681, to **MARVIN E. YODER** and **SARAH A. YODER, HUSBAND AND WIFE** ("*Grantee*"), whose post office address is: 214 Lugano Street Southwest, Sugarcreek, OH 44681.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$400,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in **Sarasota County, Florida**, to-wit:

Lot 17, Block O, HOMECROFT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 29, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the Property described above is **0054-16-0070**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the Property is not Grantor's homestead nor that of Grantor's immediate family nor is it contiguous thereto.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the title against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2025.

The Trustee (Grantee) shall have full power to protect, conserve, sell, lease, improve, subdivide, encumber or otherwise to manage and dispose of the real property described in this deed, and the Trustee (or any successor Trustee of the trust) shall have all of the powers set forth in Section 689.073, Florida Statutes.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

MILLER FAMILY TRUST u/a/d February 20, 1992

By: Mary Sommers
MARY SOMMERS, Individually and as Successor Co-Trustee

By: Ruth Mullet
RUTH MULLET, Individually and as Successor Co-Trustee

Heather Kindsvatter
WITNESS
PRINT NAME: Heather Kindsvatter
(Witness as to all Signers)

501 E Main St
Jewett OH 43026
WITNESS 1 ADDRESS

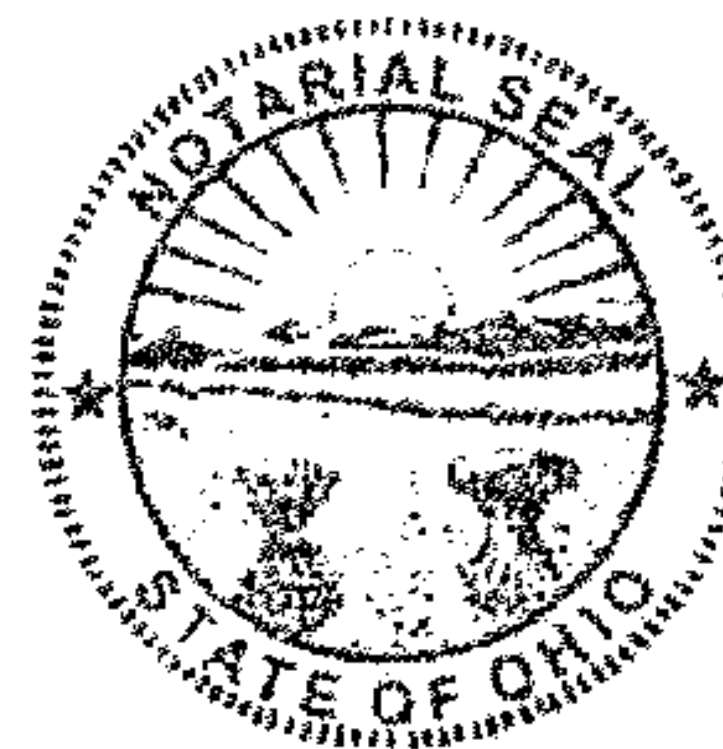
Tracy Fabynick
WITNESS
PRINT NAME: Tracy Fabynick
(Witness as to all Signers)

1061 Shutt Valley Rd NW
Sugar Creek OH 44681
WITNESS 2 ADDRESS

STATE OF OHIO
COUNTY OF Tuscarawas

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 18th day of May, 2026, by MARY SOMMERS and RUTH MULLET, Individually and as Successor Co-Trustees of MILLER FAMILY TRUST u/a/d February 20, 1992, () who is/are personally known to me or (X) who has/have produced Ohio Driver Licenses as identification.

Heather Kindsvatter
Signature of Notary Public
Heather Kindsvatter
Print, Type/Stamp Name of Notary
My Commission Exp
07/27/2026



HEATHER KINDSVATTER
Notary Public, State of Ohio
My Commission Expires
07/27/2026