

5/22/2026 1:26 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497867

Prepared by and return to:
Chad L. Gates Esq.
Band Gates & Dramis PL
2070 Ringling Boulevard
Sarasota, FL 34237
(941) 366-8010
File Number: 26-069

Doc Stamp-Deed: \$4,162.90

Warranty Deed

Made on **May 22, 2026**, by and between **Yoder Design & Development**, a Florida limited liability company, whose address is **1900 North Washington Boulevard, Sarasota, FL 34234** (hereinafter called the "Grantor"), to **Oscar W. Gutierrez La Rosa**, an unmarried man, whose post office address is **6168 42nd Street Circle East, Bradenton, FL 34203** (hereinafter called the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of **\$594,653.76** 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 situate in **Sarasota County, Florida**, viz:

Lots 20, 22 & 24, Block C, PLAT OF HOMEWOOD PARK, according to the Plat thereof, as recorded in **Plat Book 1, Page 62**, of the Public Records of **Sarasota County, Florida**.

Parcel ID Number: **0043-12-0016**

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) OR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.

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

To Have and to Hold, the same in fee simple forever.

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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Caneila Ford
Print Name: Caneila Ford

Address: 5102 Belmere Pkwy Tampa FL 33624

Margaret M Arraiz
Print Name: Margaret M Arraiz

Address: 1626 SW Lexington Drive, Port St Lucie, FL 34953

GRANTOR:

**Yoder Design & Development, a
Florida limited liability company**

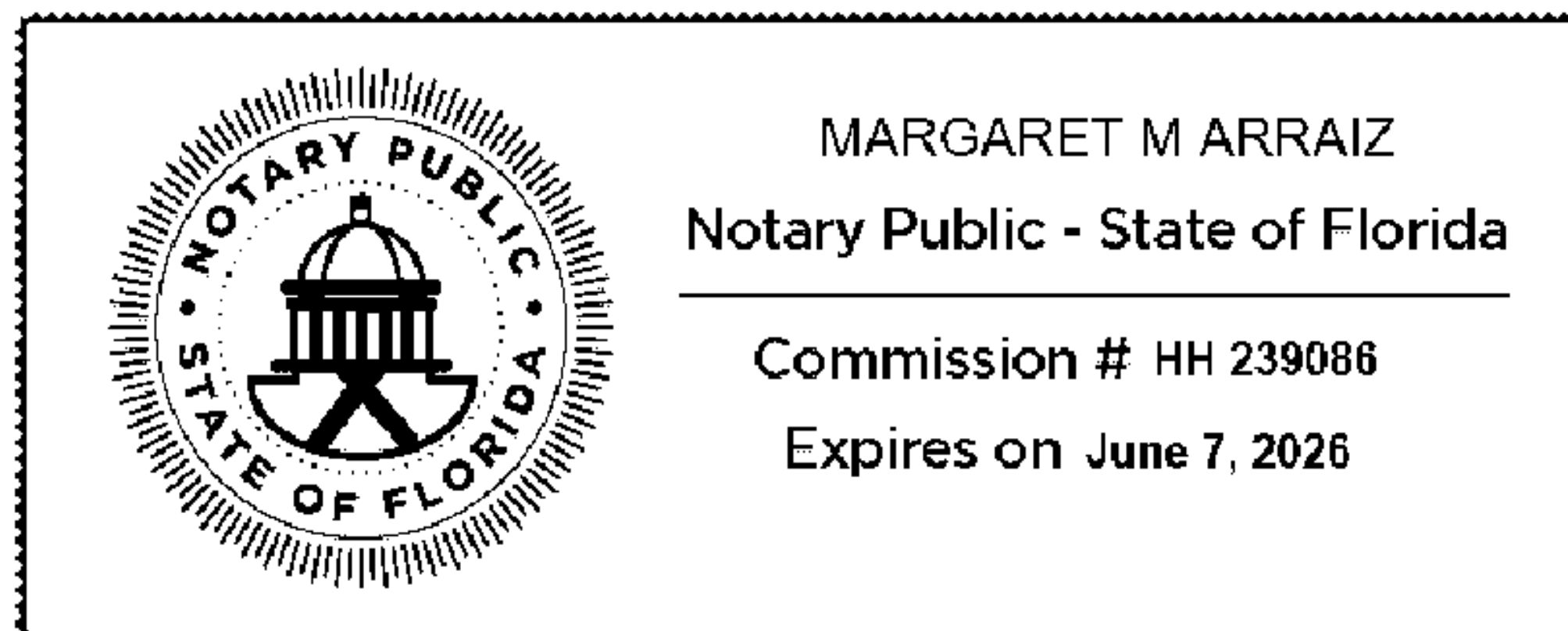
By: Paul R. Yoder
Paul R. Yoder, Director

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~
MMA

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 22nd day of May, 2026, by Paul R. Yoder, Director of Yoder Design & Development, a Florida limited liability company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced DRIVER LICENSE as identification.

Margaret M Arraiz
Signature of Notary Public

Margaret M Arraiz
Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.