

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026071484 2 PG(S)**

Consideration: \$487,600.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: T.R. Smith, Esq.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202  
26-48924-001

**5/27/2026 4:28 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3499460**

**Doc Stamp-Deed: \$3,413.20**

Property Appraiser's Parcel ID No.: 0071070029

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 27<sup>th</sup> day of May, 2026, by and between **DEBORAH YOUNG, A SINGLE WOMAN**, whose address is **771 Forbes St., East Hartford, CT 06118** (hereinafter "GRANTOR"), and **ALEX RYMAR, A SINGLE MAN**, whose address is **4440 Meadow Creek Circle, Sarasota, FL 34233**, and **VITA BASARAB, A SINGLE WOMAN, TOGETHER AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose address is **4440 Meadow Creek Circle, Sarasota, FL 34233** (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 17, EVERGREEN PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 2, 2A AND 2B, 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.

*(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) Kimberly Jordan  
Printed Name Kimberly Jordan  
P.O. Address 6271 St Augustine Rd  
Jacksonville FL 32216

Deborah Young  
Deborah Young

(2) [Signature]  
Printed Name Ronnie Jordan  
P.O. Address 170 Onate Cir  
St Augustine FL 32095

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of <sup>to</sup>  physical presence or  online notarization, this 27 day of May, 2026, by Deborah Young,  who is personally known to me or  who has produced Driver License as identification.

Kimberly Jordan  
Signature of Notary Public

(AFFIX SEAL)

Kimberly Jordan  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

My Commission Expires: 03/30/2027

