

5/28/2026 2:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499902

Consideration: \$435,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48370-002

Doc Stamp-Deed: \$3,045.00

Property Appraiser's Parcel ID No.: 0034-12-3014

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and BETWEEN **ELIZABETH DIERKS YERKES, A SINGLE WOMAN**, whose address is **1593 Bay Hill Circle, Sarasota, FL 34232** (hereinafter "GRANTOR"), and **JUSTIN BRUNELLE AND MEREDITH BRUNELLE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **4737 Chandlers Forde, 14, Sarasota, FL 34235** (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:

UNIT 14, CHANDLERS FORDE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1437 PAGE 1011, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 16, PAGE 41, 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.

(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) Laura Way
Printed Name Laura Way
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

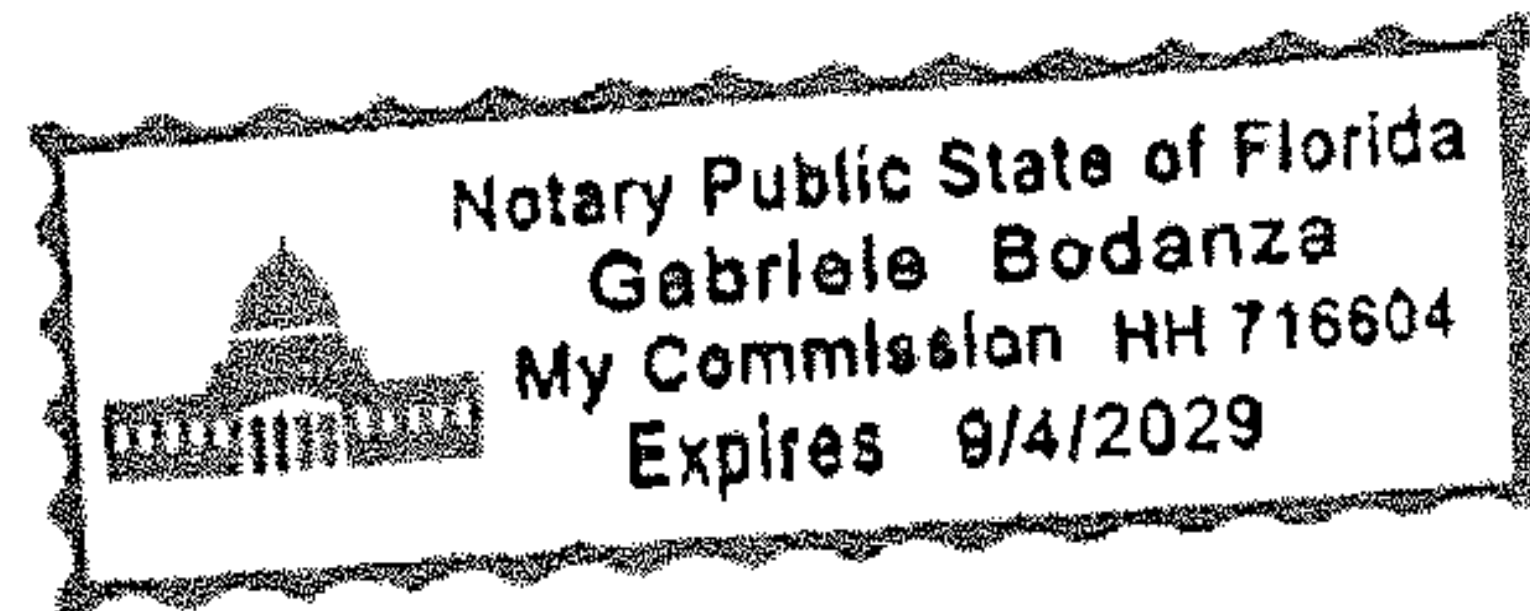
Elizabeth Dierks Yerkes
Elizabeth Dierks Yerkes

(2) G. Bodanza
Printed Name Gabrielle Bodanza
P.O. Address 8433 Enterprise Cir., Suite 200
Lakewood Ranch FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2026, by Elizabeth Dierks Yerkes, who is/are personally known to me or who has/have produced DL as identification.

G. Bodanza
Signature of Notary Public



Print, Type/Stamp Name of Notary