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INSTRUMENT # 2026072245 2 PG(S)

5/28/2026 4:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and Return to:

Carmen Toner

MSC Title, Inc.

4400 Manatee Avenue West, Bradenton, FL 34209

File No. 2026-360-CXT

Sales Price: Price: \$725,000.00

SIMPLIFILE

Receipt # 3500093

Doc Stamp-Deed: \$5,075.00

**General Warranty Deed**

Made this 28th day of May, 2026 By **Randolph C. Ryder, Jr. and Luan M. Ryder, both Individually and as husband and wife and as Trustees of the Randolph C. Ryder Jr and Luan M. Ryder Revocable Living Trust dated January 18, 2016, as amended** whose address is: 356 Marsh Creek Road, Venice, FL 34292, hereinafter called the grantor, to **Sue E. Riedel, Trustee of The Sue E. Riedel Trust dated September 14, 2005, as amended**, whose post office address is: 356 Marsh Creek Road, Venice, FL 34292, 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 Ten Dollars, (\$10.00) 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 situate in Sarasota County, Florida, viz:

Lot 523, Sawgrass Unit 6, according to the map or plat thereof, as recorded in Plat Book 42, Pages 43, 43A through 43G, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0411100034**

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:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

GAE STEWART-DUDLEY  
Witness Signature above:

Witness print name below:  
GAE STEWART-DUDLEY

Witness Address:  
4400 Manatee Ave  
Bradenton FL 34209

[Signature]  
Witness Signature above:

Witness print name below:  
Carmen Toner

Witness Address:  
4400 Manatee Ave  
Bradenton, FL 34209

the Randolph C. Ryder Jr and Luan M. Ryder Revocable Living Trust dated January 18, 2016, as amended

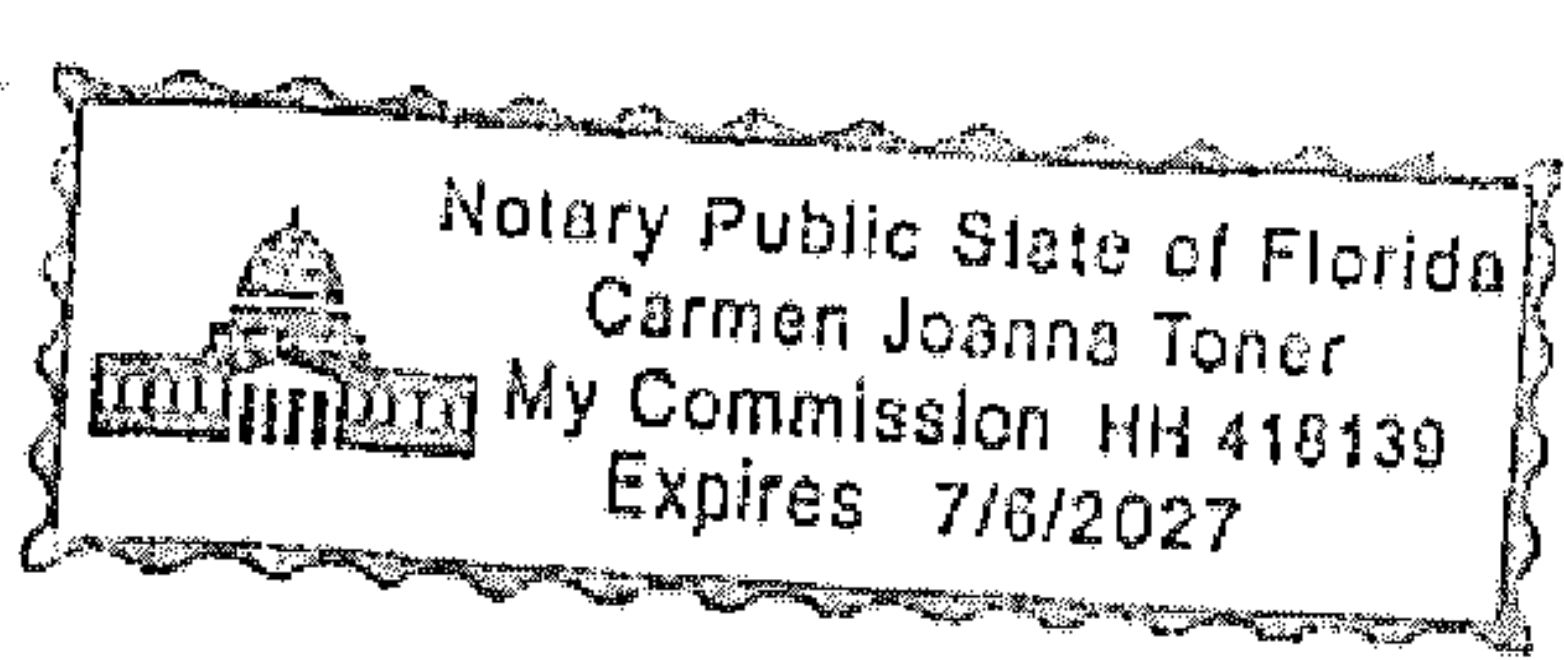
By: [Signature]  
Randolph C. Ryder, Jr., Individually and as Trustee  
356 Marsh Creek Rd  
Venice Florida 34292

By: [Signature]  
Luan M. Ryder, Individually and as Trustee  
356 Marsh Creek Rd.  
Venice, Florida 34292

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of May 2026, by Randolph C. Ryder, Jr. and Luan M. Ryder, Individually and as Trustees of the Randolph C. Ryder Jr and Luan M. Ryder Revocable Living Trust dated January 18, 2016, as amended  who are personally known to me or  who has/have produced DL DL as identification.

[Signature]  
Signature of Notary Public



Print, Type/Stamp Name of Notary