

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072648 2 PG(S)**

5/29/2026 1:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500450

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29314

Doc Stamp-Deed: \$7,973.00

Consideration: \$1,139,000.00

General Warranty Deed

Made this May 28, 2026 By **Mark Steven Boyer and Peggy Anne Boyer, individually as husband and wife and as Trustees of The Boyer Joint Trust dated May 27, 2022**, whose post office address is: 18285 SW 75th Loop, Dunnellon, Florida 34432, hereinafter called the Grantor, to **Min Chen, a married man, and Jinqing Li, an unmarried woman, as joint tenants with full rights of survivorship**, whose post office address is: 4909 O Bar Road, Sarasota, Florida 34241, 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:

Lot 221, MYAKKA VALLEY RANCHES, UNIT NO. 4, according to the plat thereof, as recorded in Plat Book 23, Page 10, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0593022210**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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Sarasota, Florida 34236
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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:

Witness Signature: Mike Bridges
Witness # 1 Printed Name: Mike Bridges
Post Office Address: 2000 Webber Street
Sarasota FL 34239

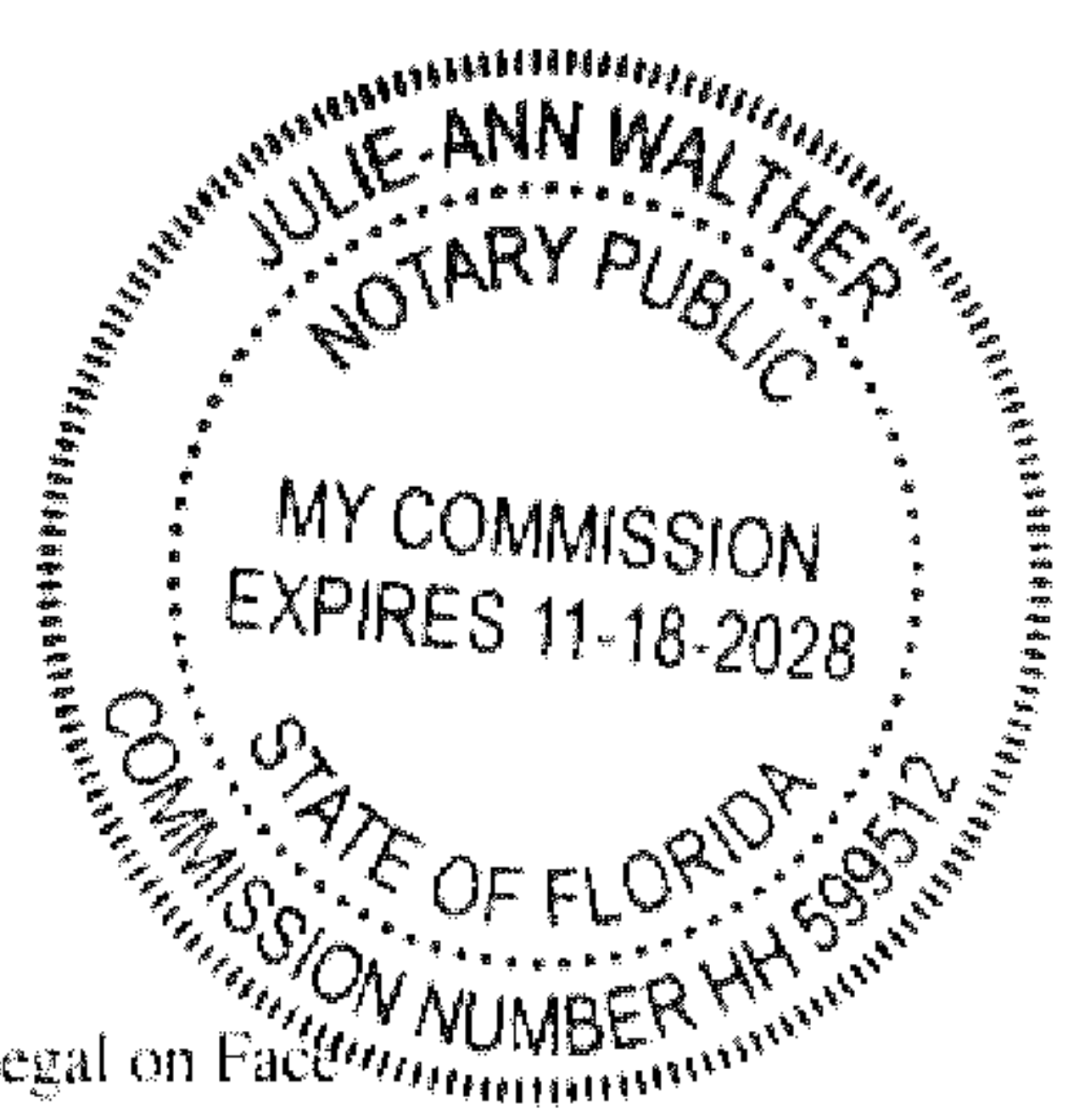
Mark Steven Boyer (Seal)
Mark Steven Boyer, individually and as Trustee of The Boyer Joint Trust dated May 27, 2022

Witness Signature: Julie Walther
Witness # 2 Printed Name: Julie Walther
Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Peggy Anne Boyer (Seal)
Peggy Anne Boyer, individually and as Trustee of The Boyer Joint Trust dated May 27, 2022

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 11/18/28. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this May 28, 2026, by Mark Steven Boyer, and Peggy Anne Boyer, individually and as Trustees of The Boyer Joint Trust dated May 27, 2022, who is/are personally known to me or who produced DL as identification.



Julie Walther
Notary Public
My Commission Expires: _____

(SEAL)