

6/4/2026 11:19 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502992

Doc Stamp-Deed: \$2,863.00

Consideration: \$409,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48925-001

Property Appraiser's Parcel ID No.: 0439-08-0007

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of May, 2026, by and between **CHARLES R. YODER, A SINGLE MAN**, whose address is **3247 Meadow Run Drive, Venice, FL 34293**, and **DAVID J. YODER AND SCOTT C. YODER, INDIVIDUALLY AND AS CO-SUCCESSOR TRUSTEES, UNDER TRUST AGREEMENT OF CHARLES R. YODER, DATED AUGUST 16, 2016, AS AMENDED AND RESTATED MAY 12, 2025**, whose addresses are **9257 East 29th Street, Tucson, AZ 85710** and **3490 East Hardwood Drive, Free Soil, MI 49411**, respectively (hereinafter "GRANTOR"), and **JOSEPH ALFONSO, A MARRIED MAN**, whose address is **3247 Meadow Run Drive, Venice, FL 34293** (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 81, MEADOW RUN AT JACARANDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 35-35D, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated May 12, 2025 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.

(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:

(1) *M. Dawley*
Printed Name Marian Dawley
P.O. Address 7598 E Via Los Arbustos
Tucson, AZ 85750

(2) *Kathleen Anderson*
Printed Name Kathleen Anderson
P.O. Address 6771 E Dorado Ct
Tucson AZ 85715

GRANTOR:

DAVID J. YODER AND SCOTT C. YODER,
INDIVIDUALLY AND AS CO-SUCCESSOR
TRUSTEES, UNDER TRUST AGREEMENT
OF CHARLES R. YODER, DATED AUGUST
16, 2016, AS AMENDED AND RESTATED
MAY 12, 2025

By: *DJY Co-Successor Trustee*
David J. Yoder, Individually and
as Co-Successor Trustee

STATE OF AZ
COUNTY OF Pima

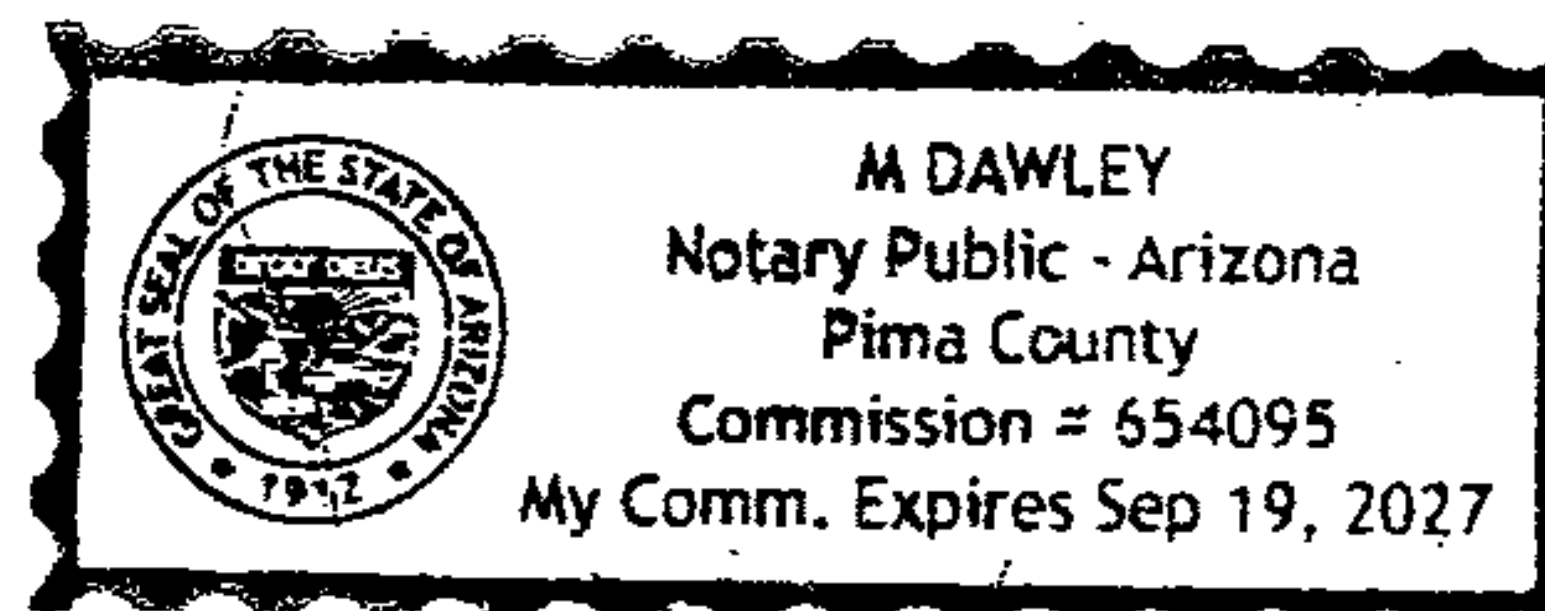
The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of May, 2026, by David J. Yoder, Individually and as Co-Successor Trustee, under Trust Agreement of Charles R. Yoder, dated August 16, 2016, as amended and restated May 12, 2025, () who is personally known to me or (X) who has produced Driver License as identification.

M. Dawley
Signature of Notary Public

(AFFIX SEAL)

M Dawley
Print, Type/Stamp Name of Notary

My Commission Expires: 09/19/2027



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:

(1) Kimberly Jordan
Printed Name Scott C. Yoder
P.O. Address 6271 St Augustine Rd
Jacksonville FL 32217

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

GRANTOR:

**DAVID J. YODER AND SCOTT C. YODER,
INDIVIDUALLY AND AS CO-SUCCESSOR
TRUSTEES, UNDER TRUST AGREEMENT
OF CHARLES R. YODER, DATED AUGUST
16, 2016, AS AMENDED AND RESTATED
MAY 12, 2025**

By: Scott C. Yoder Individually and as Co-successor trustee
**Scott C. Yoder, Individually and
as Co-Successor Trustee**

Charles R. Yoder by Scott C. Yoder as his Attorney-In Fact
**Charles R. Yoder by Scott C. Yoder, as
his Attorney-In-Fact**

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of ^{kg} (X) physical presence or (✓) online notarization, this 27 day of May, 2026, by Scott C. Yoder, Individually and as Co-Successor Trustee, under Trust Agreement of Charles R. Yoder, dated August 16, 2016, as amended and restated May 12, 2025, and Scott C. Yoder, as Attorney-In-Fact for Charles R. Yoder, () who is personally known to me or (✓) who has produced Driver License as identification.

Kimberly Jordan
Signature of Notary Public

Kimberly Jordan
Print, Type/Stamp Name of Notary

My Commission Expires: 03/30/2027

(AFFIX SEAL)

Notarized online using audio-video communication technology

