

6/16/2026 4:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508428

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 332072-421676

Doc Stamp-Deed: \$4,410.00

Consideration: \$630,000.00

Doc Stamps: \$4,410.00

Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 16th day of June, 2026, by Timothy J. Aydt and Paula R. Aydt, husband and wife ("Grantor") to David A. Sypher and Christine Sypher, husband and wife, whose post office address is 8531 Green Lakes Road, Fayetteville, NY 13066. ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Unit 116-B, Building B-B, PEPPERTREE BAY
CONDOMINIUM, UNIT IV, a Condominium according to the
Declaration of Condominium recorded in Official Records Book
1056, Page 1813 and amendments thereto, and as per plat thereof,
recorded in Condominium Book 8, Page 19, and amendments
thereto, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0106034110.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Courtney Rivera
Witness#1 Print: Courtney Rivera
Witness #1 Address: 1414 Cardinal Rd
Bowling Green, OH 43402

Witness#2 Sign: Whitney Crawford
Witness#2 Print: Whitney Crawford
Witness #2 Address: 1800 Paradise Ln
Findlay, OH 45840

Timothy J. Aydt
Timothy J. Aydt
Address: 1085 W Peppertree Dr.
Sarasota FL 34242

Paula R. Aydt
Paula R. Aydt
Address: 1085 W Peppertree Dr.
Sarasota FL 34242

STATE OF OHIO
COUNTY OF Hancock

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of June, 2026, by Timothy J. Aydt and Paula R. Aydt.

Marcy R. Bibler
Notary Public
Print Name: Marcy R. Bibler
My Commission Expires: Sept 11-2030

Personally Known X (OR) Produced Identification _____
Type of identification produced _____



MARCY R BIBLER
Notary Public, State of Ohio
Commission #: 2015-RE-540911
My Commission Expires 09-11-2030