

Prepared By and Return To:
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File No: 5377.00001

6/18/2026 3:57 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509757

Doc Stamp-Deed: \$2,114.00

Special Warranty Deed

This Warranty Deed is made effective as of the 18th day of June, 2026 by **YS AVON SFR III PROPCO LLC**, a Delaware limited liability company ("*Grantor*"), whose post office address is: 300 Park Avenue, FL 15, New York, NY 10022, to **JONATHAN GINGERICH** and **GRACE GINGERICH**, husband and wife (collectively, the "*Grantee*"), whose post office address is: 1150 Russell Avenue, Sarasota, FL 34232.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$302,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Lot 6, Block E, COFFMAN MANOR, according to the map or plat thereof, as recorded in Plat Book 7, Page 15, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number of the Property described above is **0038-12-0009**

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

Grantor confirms and warrants that the Property is not Grantor's homestead nor that of Grantor's immediate family nor is it contiguous thereto.

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 except taxes and assessments accruing subsequent to December 31, 2025.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

YS AVON SFR III PROPCO LLC, a Delaware limited liability company

By: [Signature]
Name: Zack Carson
Title: Authorized Signatory

WITNESS
PRINT NAME: Stephanie Adilla

WITNESS
PRINT NAME: Evita Hafezi

2001 Broadway
Oakland CA 94612
WITNESS 1 ADDRESS

2001 Broadway
Oakland CA 94612
WITNESS 2 ADDRESS

STATE OF CA
COUNTY OF Alameda

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026, by Zack Carson of YS AVON SFR III PROPCO LLC, a Delaware limited liability company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced CA D.L. as identification.

Inas Sayage
Signature of Notary Public

Inas Sayage
Print, Type/Stamp Name of Notary

