

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026095803 2 PG(S)**

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

7/14/2026 3:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519678

File Number: 26-1049

Doc Stamp-Deed: \$2,730.00

Consideration: \$390,000.00

General Warranty Deed

Made this July 13, 2026, by **Barbara M. Ralph, an unmarried woman, individually and as Trustee of The Ralph Family Trust dated the 11th day of May, 2015, as amended and restated**, whose post office address is: 5144 Manz Place, Sarasota, FL 34232, hereinafter called the Grantor, to **Russell G. Lehner, Trudy C.P. Pzynski, and Amy C. Wood, as joint tenants with full rights of survivorship**, whose post office address is: 1200 Greenock Buena Vista Road, McKeesport, PA 15135, 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 709, Villagewalk, Unit 1C-A, according to plat thereof as recorded in Plat Book 43, Page 7, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0120100069**

Subject to taxes for the current year 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.

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 for the current year and subsequent years.

Grantor herein states that the above-referenced Trust has not been revoked, amended or modified in any way which would affect the powers of the Trustee to grant, sell and convey real property, that said Trust is still in full force and effect, and that Barbara M. Ralph is still acting as Trustee.

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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:*

Natalie G. Coldiron

Signature of Witness #1

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

Barbara M. Ralph (seal)
**Barbara M. Ralph, individually and as Trustee
of The Ralph Family Trust dated the 11th day
of May, 2015, as amended and restated**

Brenda Mazzone

Signature of Witness #2

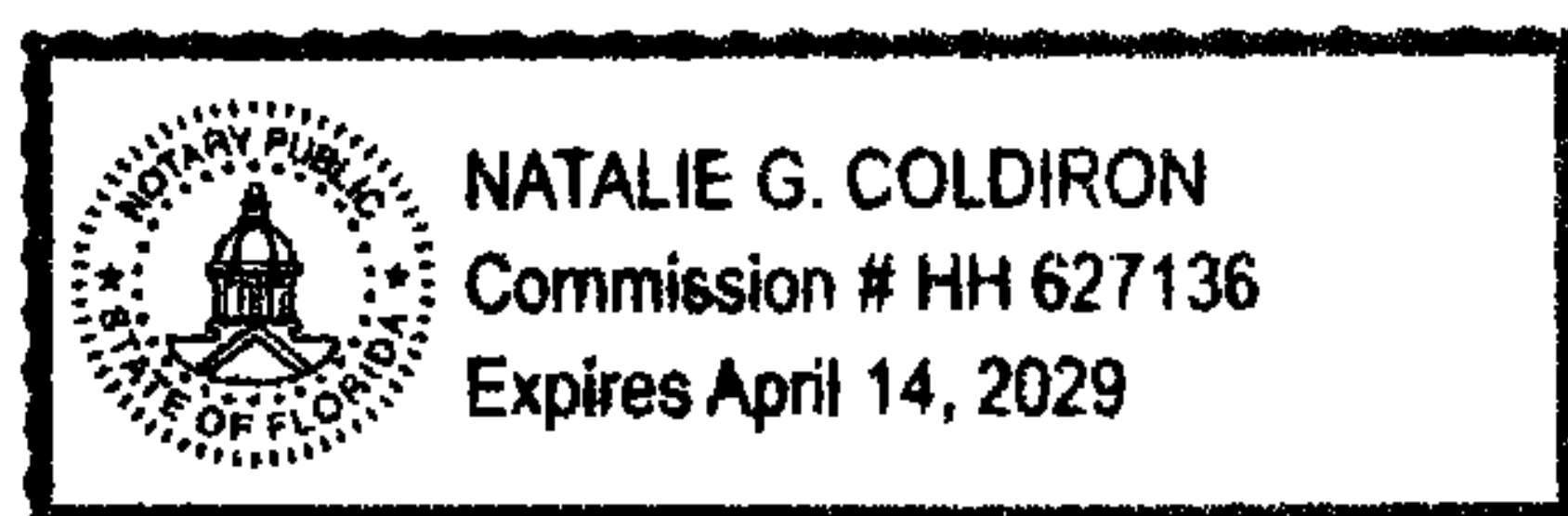
Printed Name of Witness #2: Brenda Mazzone

Post Office Address: 8109 Camminau Dr
Sarasota FL 34238

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of July, 2026, by **Barbara M. Ralph, individually and as Trustee of The Ralph Family Trust dated the 11th day of May, 2015, as amended and restated**, ☐ who is personally known to me, or ☒ who produced FL Drivers License as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron

NOTARY PUBLIC

Natalie G. Coldiron

Printed Name

My Commission Expires: _____