



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127198 2 PG(S)

9/18/2026 10:48 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546725

Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$18,900.00

File No 2026-207

Consideration 2,700,000.00

Parcel Identification No 0112130030

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of September, 2026 between Suzanne Lynn Armbruster and Adam Glen Armbruster, Individually, wife and husband and as Trustees of Armbruster Family Revocable Trust dated July 11, 2019, whose post office address is 7631 Cove Terrace, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantor, to Michael Yudin, Trustee of The 2022 Michael Yudin Revocable Trust dated January 21, 2022, as to an undivided 50% Interest and Marjorette Yudin, Trustee of The 2022 Marjorette Yudin Revocable Trust dated January 21, 2022, as to an undivided 50% Interest, as tenants in common., whose post office address is 6621 Avenue B, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TWO MILLION SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,700,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 6, UNIT NO. 1, SOUTHPOINTE SHORES SUBDIVISION, according to the Plat thereof recorded in Plat Book 10, Page(s) 19, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Armbruster Family Revocable Trust dated July 11, 2019

By: [Signature]
Suzanne Lynn Armbruster, Trustee

By: [Signature]
Adam Glen Armbruster, Trustee

Vickie Hock
WITNESS
PRINT NAME: Vickie Hock

[Signature]
WITNESS
PRINT NAME: Elizabeth A. Wexler

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS 1 ADDRESS

1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2026, by Suzanne Lynn Armbruster and Adam Glen Armbruster, Individually, wife and husband and as Trustees of Armbruster Family Revocable Trust dated July 11, 2019, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Elizabeth A. Wexler
Print, Type/Stamp Name of Notary

