

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026040295 2 PG(S)**

**3/27/2026 4:18 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3472811**

Prepared By: Michael T. Hankin, Esq.  
Hankin & Hankin  
100 Wallace Ave, Suite 100  
Sarasota, FL 34237  
File Number: 14821-1  
Parcel ID #: 0048-06-0018  
Sales Price: \$403,000.00

**Doc Stamp-Deed: \$2,821.00**

WARRANTY DEED

THIS WARRANTY DEED, dated March 27<sup>th</sup>, 2026 by KENNETH J. MILLER and RAS MIDARA T. MILLER, husband and wife, whose post office addresses are: 307 NE 110<sup>th</sup> Street, Vancouver, WA 98685, hereinafter collectively called the GRANTOR, to SUNRISE PROPERTY HOLDINGS LLC, a Florida Limited Liability Company, whose post office address is: 307 NE 110<sup>th</sup> Street, Vancouver, WA 98685, hereinafter called the GRANTEE: (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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, viz:

    Lots 89, 90, and 91, CRESTLINE, according to the plat, thereof recorded in Plat Book 2, Page 71, of the Public Records of Sarasota County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

*Linda Bayne*

Print Name: Linda Bayne  
Witness Address: 435 S. Ridgewood Ave.  
(as to both) Daytona Beach, FL 32114

*Kenneth J. Miller*

KENNETH J. MILLER

*Amanda Bayne*

Print Name: Amanda Bayne  
Witness Address: 435 S. Ridgewood Ave.  
(as to both) Daytona Beach, FL 32114

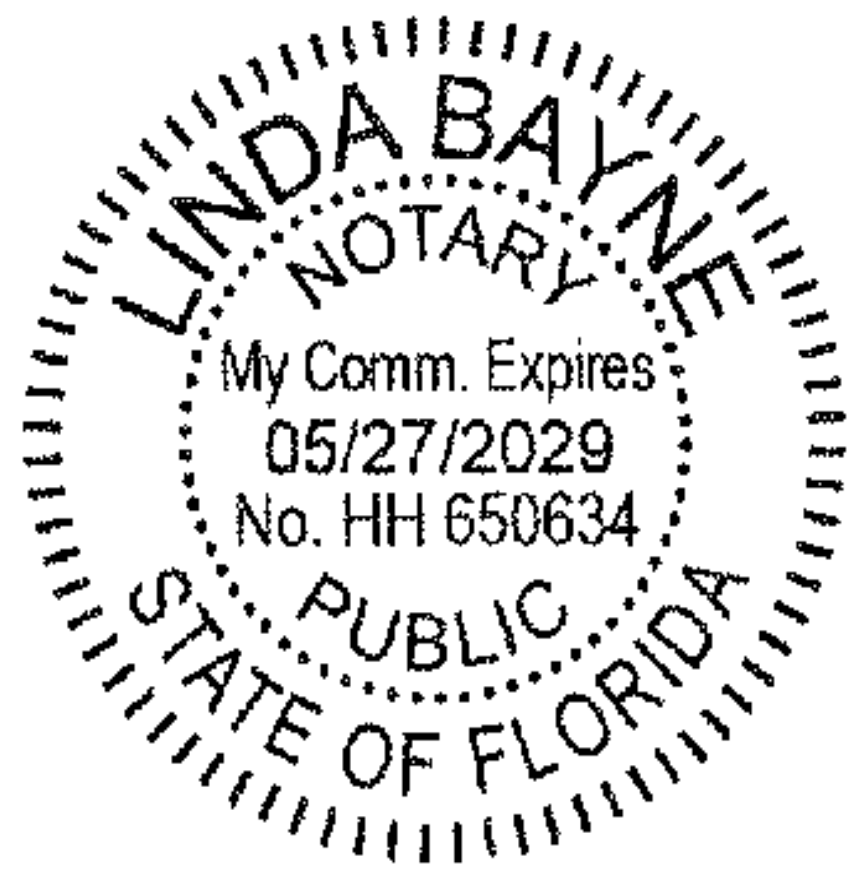
*Rasmidara T. Miller*

RASMIDARA T. MILLER

STATE OF Florida  
COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT was acknowledged before me, by means of \_\_\_\_\_ physical presence or  online notarization, this 27 day of March, 2026, by KENNETH J. MILLER and RASMIDARA T. MILLER, who are personally known to me: \_\_\_\_\_ or who have produced driver's licenses as identification: .

(NOTARY SEAL)



*Linda Bayne*  
HH 650634  
Florida Online Notary - Certified FS 117.021

Notary Signature

Linda Bayne

(Type, Print or Stamp Name)

I am a Notary Public in and for the State of Florida  
and my commission expires on: 05/27/2029.

