

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041373 2 PG(S)

3/31/2026 12:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473713

Doc Stamp-Deed: \$3,465.00

Prepared by and Return To:
Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-157381

APN/Parcel ID(s): 0373070300

WARRANTY DEED

THIS WARRANTY DEED dated March 26, 2026, by David Frederick Webb, hereinafter called the grantor, to Timothy M. Miller and Anne W. Miller, husband and wife, whose post office address is 161 Palazzo Ct, Nokomis, FL 34275, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 30, Venetian Golf & River Club, Phase 4C, according to the map or plat thereof, as recorded in Plat Book 45, Page(s) 25, 25A through 25C, inclusive, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 accruing subsequent to December 31, 2025.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature #1
Hillary Smith
Print Name

David Webb
by [Signature] POA
David Frederick Webb, by Christopher Paul Tobin
Webb Attorney-in-Fact

Address: 118 Cumming Dr
Barrie, Ontario L4N ZC7 Canada

Address: 595 Saratoga Ave
Brooklyn, NY 11212

[Signature]
Witness Signature #2
Mike Gelson
Print Name

Address: 777 6th Avenue, Apt 11A
New York, NY 10001

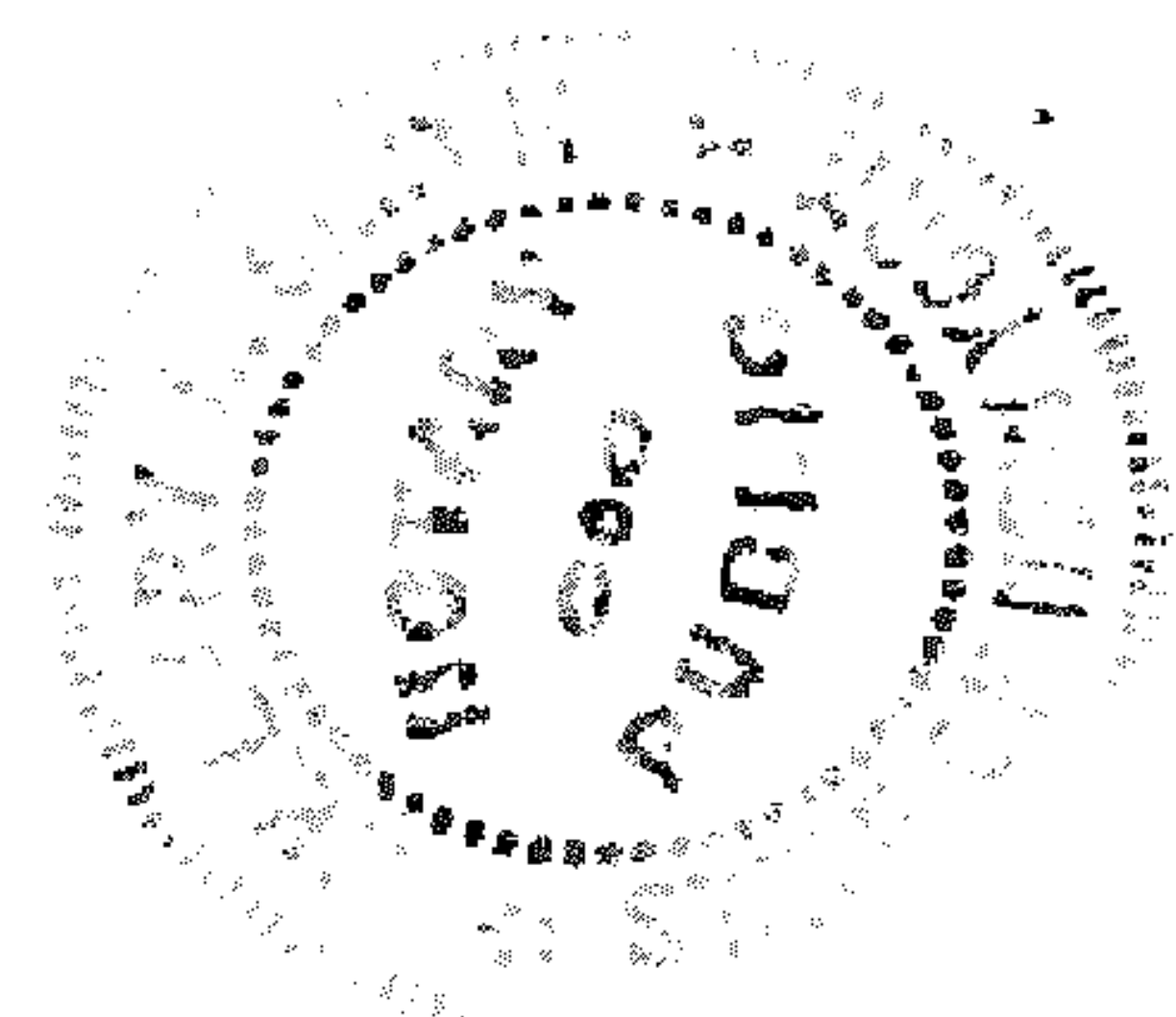
State of New York

County of New York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of March, 2026, by Christopher Paul Tobin Webb on behalf of David Frederick Webb, his Attorney-in-Fact, to me known to be the person described in or who has produced Driver's License as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

[Signature]
Notary Public
Print Name: Hillary Smith
Notary Public in and for the State of New York
My Commission Expires: April 19, 2020

(SEAL)



HILLARY A. SMITH
Notary Public, State of New York
Registration #016M6220794
Qualified In Kings County
Commission Expires 4.19.26

TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME