

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041884 2 PG(S)

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

3/31/2026 3:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474111

This Instrument Prepared by:

Susan Hirtzel
Stewart Title Company
2033 Main St, Ste 200
Sarasota, FL 34237

Doc Stamp-Deed: \$2,912.70

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

0065030003

File No.: 2868278

WARRANTY DEED

This Warranty Deed, Made the 31 day of March, 2026, by James W. Judge and Veronica Judge, husband and wife, whose post office address is: 4212 Reflections Parkway, Sarasota, FL 34233, hereinafter called the "Grantor", to Deborah Miller, a single woman, whose post office address is: 3165 Woodmont Drive, Sarasota, FL 34232, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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, to wit:

Lot 1030, RIDGEWOOD ESTATES 19TH ADDITION, as per Plat thereof recorded in Plat Book 24, Page 38, of the Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

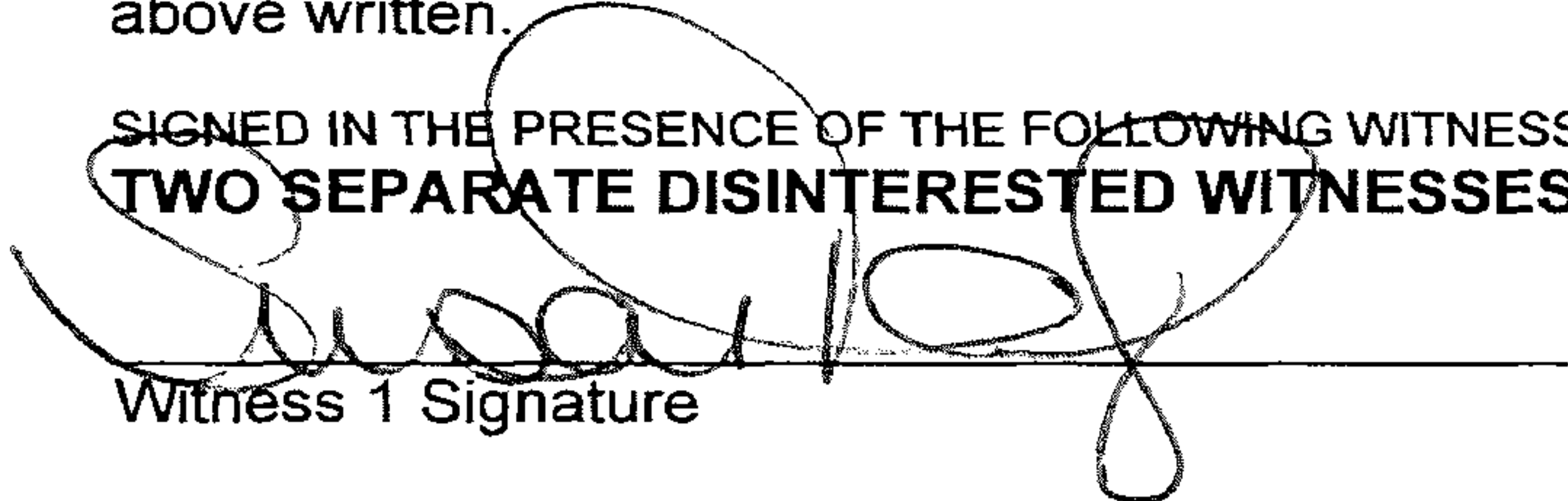
To Have and to Hold, the same in fee simple forever.

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 accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

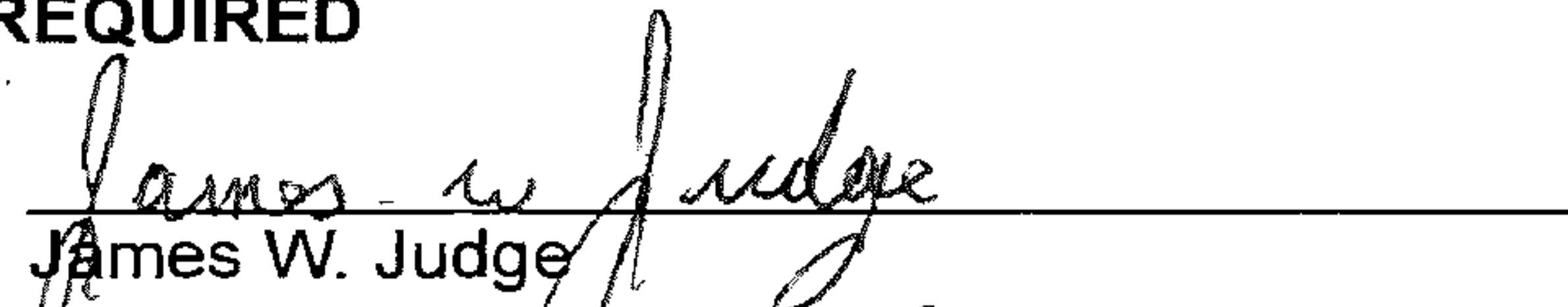
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

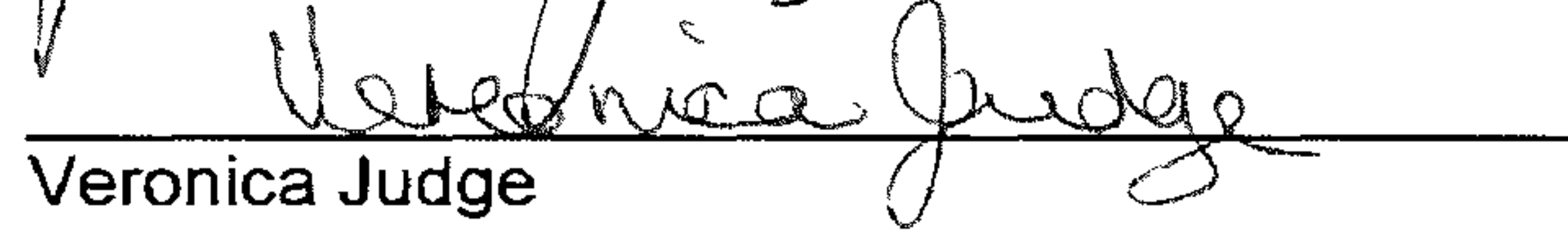


Witness 1 Signature

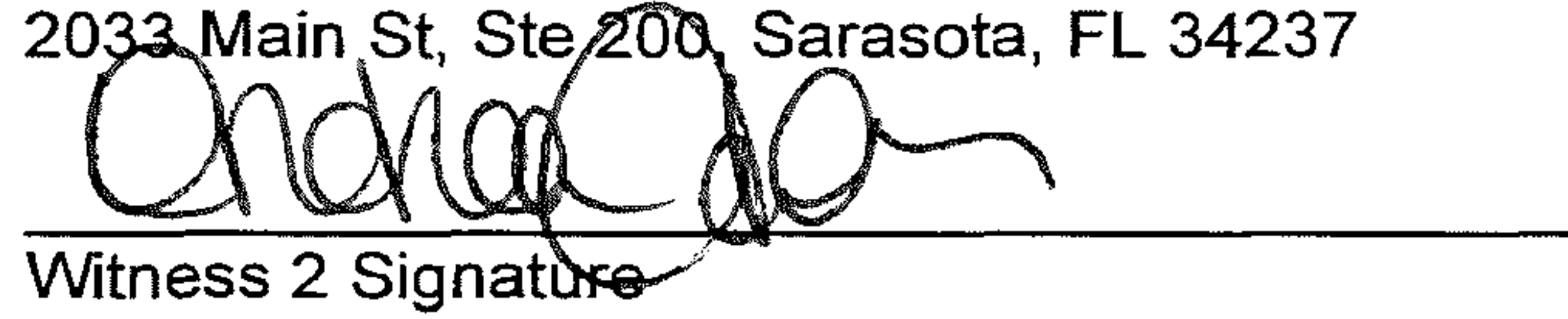
Witness 1 Printed Name and Post Office Address:
Susan Hirtzel
2033 Main St, Ste 200, Sarasota, FL 34237



James W. Judge



Veronica Judge

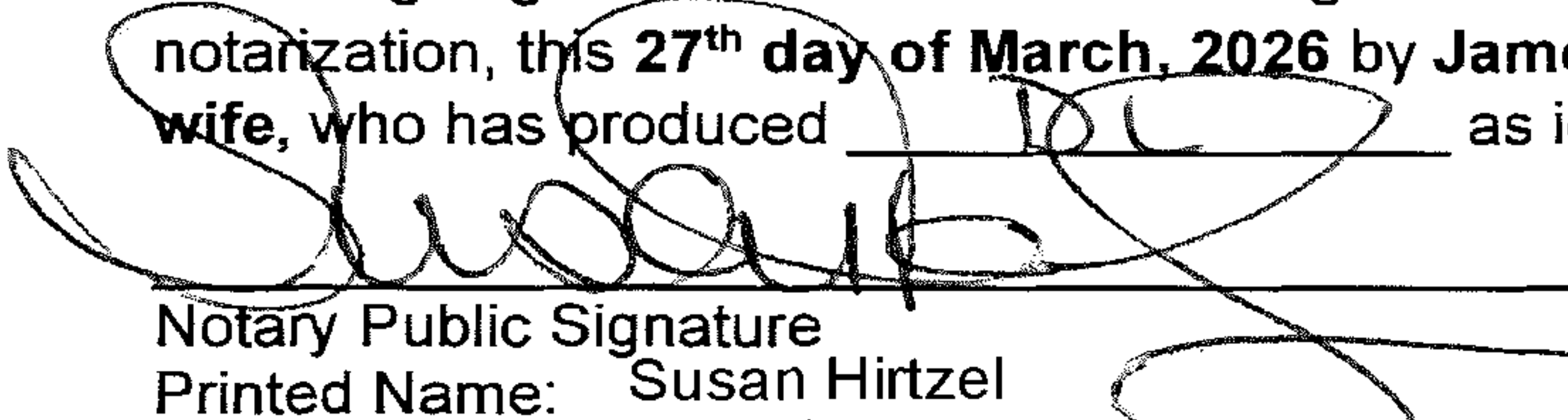


Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Ondrea Tatro
2033 Main St, Ste 200, Sarasota, FL 34237

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this **27th day of March, 2026** by **James W. Judge and Veronica Judge, husband and wife**, who has produced _____ as identification.



Notary Public Signature
Printed Name: Susan Hirtzel

My Commission Expires: _____
(SEAL)

Online Notary (Check Box if acknowledgment done by Online Notarization)

