

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042413 2 PG(S)**

Consideration: \$449,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cameron Allen, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-47886-002

4/1/2026 12:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474544

Doc Stamp-Deed: \$3,143.00

Property Appraiser's Parcel ID No.: 0392-08-0240

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of March, 2026, by and between **NEIL RAINFORD AND AMY RAINFORD, HUSBAND AND WIFE**, whose address is **17773 Deer Prairie Drive, Sarasota, FL 34240** (hereinafter "GRANTOR"), and **MICHAEL STREHLE, AN UNMARRIED MAN**, whose address is **220 Capriana Ct, Nokomis, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 240, MILANO - PHASE 2 - REPLAT 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE(S) 7, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Elizabeth Malone-Roth
Printed Name Elizabeth Malone-Roth
P.O. Address 3700 S Tamiami Trail,
Sarasota FL 34239

GRANTOR:
Neil Rainford
Amy Rainford

(2) Cameron Allen
Printed Name Cameron Allen
P.O. Address 8483 Enterprise Cir, ste 200
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 31st day of March, 2026, by Neil Rainford and Amy Rainford, () who is/are personally known to me or (X) who has/have produced FL DL as identification.

Cameron Wood Allen
Signature of Notary Public

Print, Type/Stamp Name of Notary

