

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043519 2 PG(S)

4/2/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475422

CONSIDERATION: \$1,700,000.00

DOC TAX: \$11,900.00

RECORD: \$18.50
19.50

PARCEL ID NO.: 0004-15-2052

Doc Stamp-Deed: \$11,900.00

Prepared by and return to:



50 Central Avenue, Eighth Floor
Sarasota, Florida 34236

(941) 366-4800

Attention: Nicole F. Cromie, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 2nd day of April 2026, by and between **JENNIFER A. MILLER, an unremarried widow, individually and as Trustee of the JENNIFER A. MILLER REVOCABLE TRUST dated June 9, 2014**, hereinafter referred to as Grantor, whose post office address is 8749 Otter Cove Circle, Indianapolis, IN 46236, and **GEORGE A. JOSEPH, as Trustee of the GEORGE A. JOSEPH REVOCABLE TRUST dated 1/21/1994, as amended**, hereinafter referred to as Grantee, whose post office address is 935 Squire Oaks Drive, Villa Hills, KY 41017.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 394, GRAND BAY III, a Condominium, according to The Declaration of Condominium recorded in the Official Records as Instrument Number 1998122920, and all exhibits and amendments thereof, and recorded in Condominium Book 32, Page 42, Public Records of Sarasota County, Florida.

Together with all right, title, and interest in Parking Spaces #L-14 and #L-15 and Storage Space #49, being limited common elements appurtenant to Unit 394, Grand Bay III, a Condominium.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described property pursuant to the provisions of Section 689.073, Florida Statutes

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Anita Belt
Witness Name: Anita Belt

Witness Address: 1913 N. Michigan St Box 111
Plymouth, IN 46563

Erin Fussell
Witness Name: Erin Fussell

Witness Address: 12363 Hernando Road
North Port, FL 34287

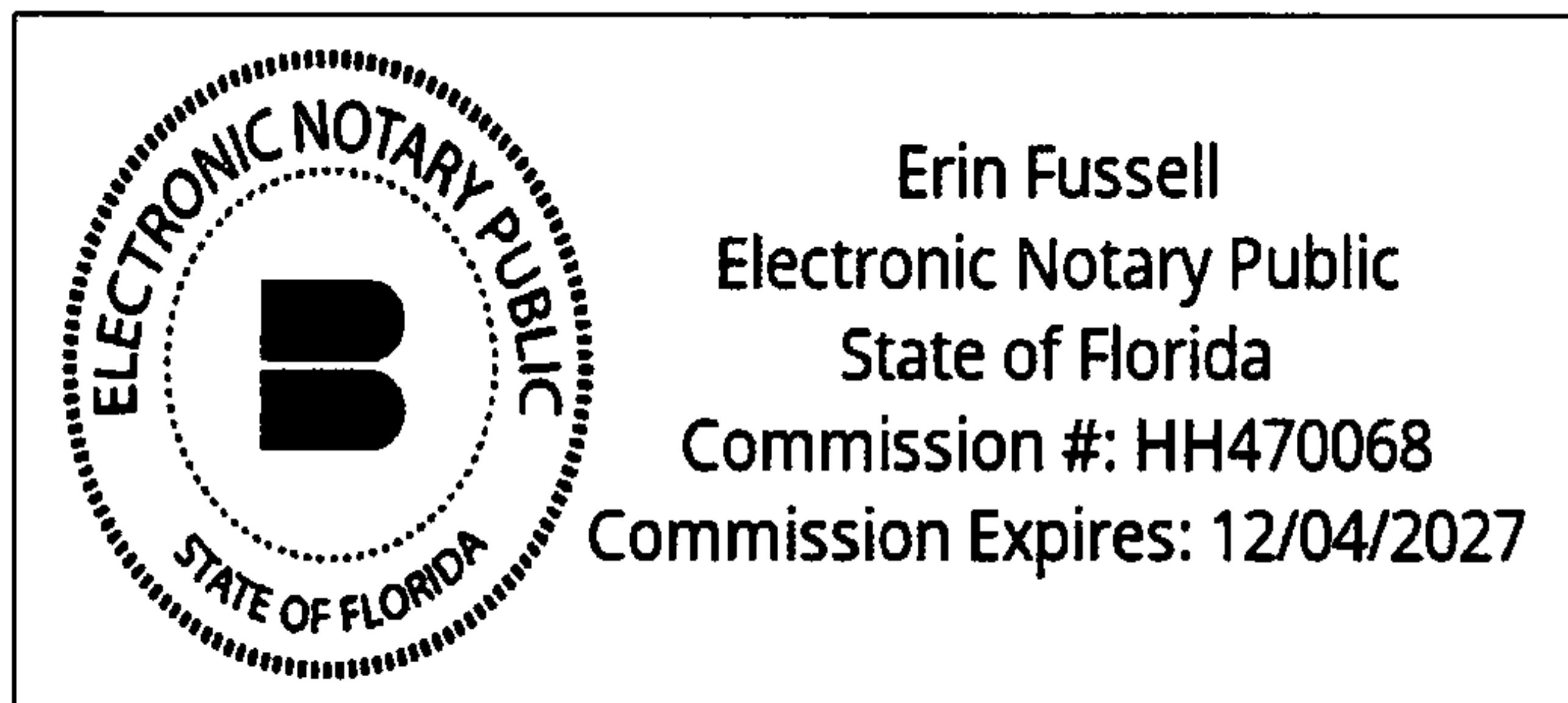
JENNIFER A. MILLER REVOCABLE
TRUST dated June 9, 2014

BY: Jennifer A. Miller
JENNIFER A. MILLER, individually and
as Trustee

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of March 2026 by JENNIFER A. MILLER, individually and as Trustee of the JENNIFER A. MILLER REVOCABLE TRUST dated June 9, 2014, who is personally known to me or who have produced Indiana Driver's License as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notarized online using audio-video communication



Erin Fussell
Signature of Notary Public

Erin Fussell
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 12-04-2027