

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026044167 2 PG(S)**

Consideration: \$390,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47952-001

**4/6/2026 11:15 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3475940**

Doc Stamp-Deed: \$2,730.00

Property Appraiser's Parcel ID No.: 0130-02-0006

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 2nd day of April, 2026, by and between **GILLIAN MURREY AND HENRY MURREY, WIFE AND HUSBAND**, whose address is **5204 Timber Gap Drive, Nashville, TN 37221** (hereinafter "GRANTOR"), and **MARIAH ROSE MILNER AND BYRON ANDRES FIGUERA SEGOVIA, WIFE AND HUSBAND**, whose address is **1627 Dunmore Way, Sarasota, FL 34231**, and **JAMES WILLIAM MILNER, A MARRIED MAN**, whose address is **1618 Dunmore Way, Sarasota, FL 34231**, **ALL TOGETHER AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP**, whose address is **1627 Dunmore Way, Sarasota, FL 34231** (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 4, BLOCK B, TROPICAL SHORES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 50A AND 50B, OF THE 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:

GRANTOR:

(1) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 S Tamiami
Sarasota FL 34239

[Signature]
Gillian Murrey

[Signature]
Henry Murrey

(2) [Signature]
Printed Name Billy Hemmerich
P.O. Address 3700 S Tamiami
Sarasota FL 34239

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of March, 2026, by Gillian Murrey and Henry Murrey, who are personally known to me or who have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

