

4/6/2026 1:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476297

Doc Stamp-Deed: \$1,470.00

This instrument prepared by & return to:

Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
Rec.: \$18.50
Our File: 50624
Parcel ID 0055040054

General Warranty Deed

Made this 03 day of April, 2026 by **Anthony Miller and Rita Miller, Husband and Wife, as to their undivided 50% interest**, whose post office address is: 9195 County Road 186, Dundee, OH 44624, hereinafter called the grantor, to: **Jonathan Ray Miller and Julie Kristine Miller, Husband and Wife**, whose post office address is: 2330 County Road 168, Dundee, OH 44624, hereinafter called the grantee.

(Whenever used herein the term "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 00/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 5, Block A, Wildwood Gardens, according to the plat thereof as recorded in Plat Book 5, page 19, of the Public Records of Sarasota County, Florida.

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.

SIGNATURES FOLLOW ON NEXT PAGE

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Lauren Ellis
Witness
Printed Name: LAUREN ELLIS
P.O. Address: 7901 4th St N
St. PETE FL 33702

Anthony Miller
Anthony Miller

Monica Bautista
Witness
Printed Name: Monica Bautista
P.O. Address: 6025 Vision Rd
Saint Cloud FL 34771

Lauren Ellis
Witness
Printed Name: LAUREN ELLIS
P.O. Address: 7901 4th St N
St. PETE FL 33702

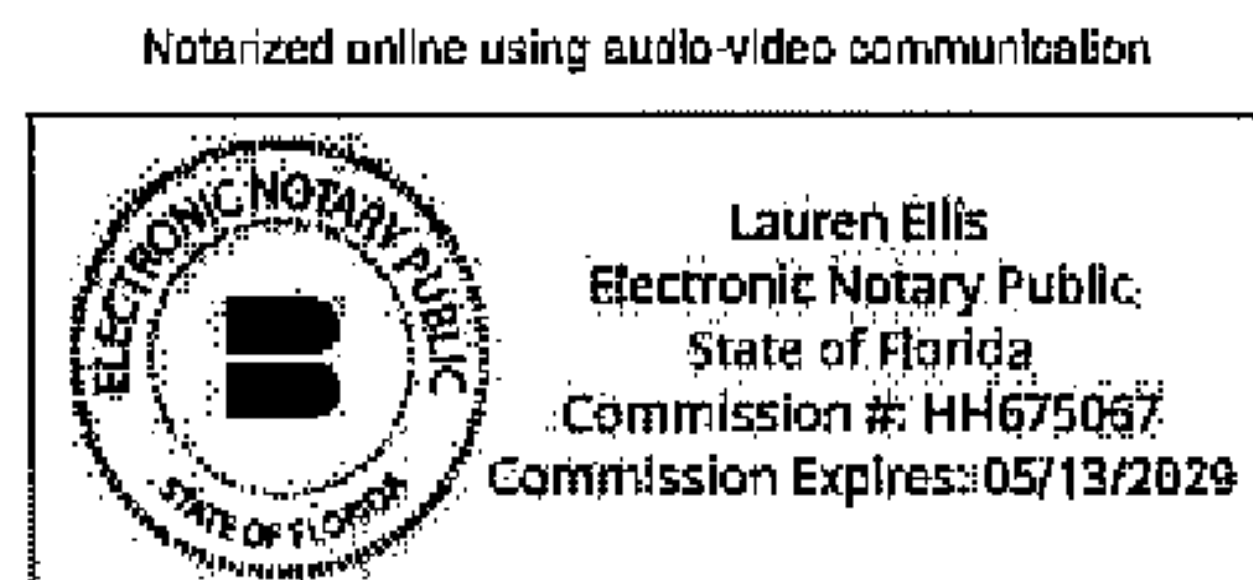
Rita Miller
Rita Miller

Monica Bautista
Witness
Printed Name: Monica Bautista
P.O. Address: 6025 Vision Rd
Saint Cloud FL 34771

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was sworn to and acknowledged before me by means of physical presence or online notarization, this 03 day of APRIL 2026 by **Anthony Miller and Rita Miller**, who is/are personally known to me or who has/have produced DRIVER LICENSE as identification.

[Notary Seal]



Lauren Ellis
Notary Public
My Commission Expires: 05/13/2029