

4/6/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3476518

Prepared By and Return To:  
Lill Denham  
Sarasota Title Services, Inc.  
3380 Magic Oak Lane  
Sarasota, FL 34232

Doc Stamp-Deed: \$1,365.00

File Number: 25-1125  
Parcel ID: 0428091235  
Sale Price: \$195,000.00  
Documentary Stamp Tax: \$1,365.00

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## WARRANTY DEED

**This indenture** made this 3rd day of April, 2026 by **MILETA MIHAIOVICH, and DIANA S. MIHAIOVICH, husband and wife**, whose post office address is **13560 Drysdale Avenue, Port Charlotte, FL 33981**, Grantor, to **Daniel Kevin Souder and Marybel Souder, husband and wife**, whose post office address is **2639 High Ridge Road, Charlotte, NC 28270**, Grantee.

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

**Unit 363, Building 21, MISSION LAKES OF VENICE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1498, page 783, as amended, and according to the Plat thereof recorded in Condominium Book 18, page 24, of the Public Records of Sarasota County, Florida.**

**A/K/A 275 Mission Trail West, G, Venice, FL 34285**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

**Subject to** taxes for 2026 and subsequent years not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Elke von Oertzen*  
WITNESS PRINT NAME: Elke von Oertzen  
WITNESS ADDRESS: 400 Barcelona Ave  
Venice, FL 34285

*Mileta Mihailovich*  
MILETA MIHAILOVICH  
*Diana S. Mihailovich*  
DIANA S. MIHAILOVICH

*Lillian M. Denham*  
WITNESS PRINT NAME: Lill Denham  
WITNESS ADDRESS: 3380 Magic Oak Lane  
Sarasota, Florida 34232

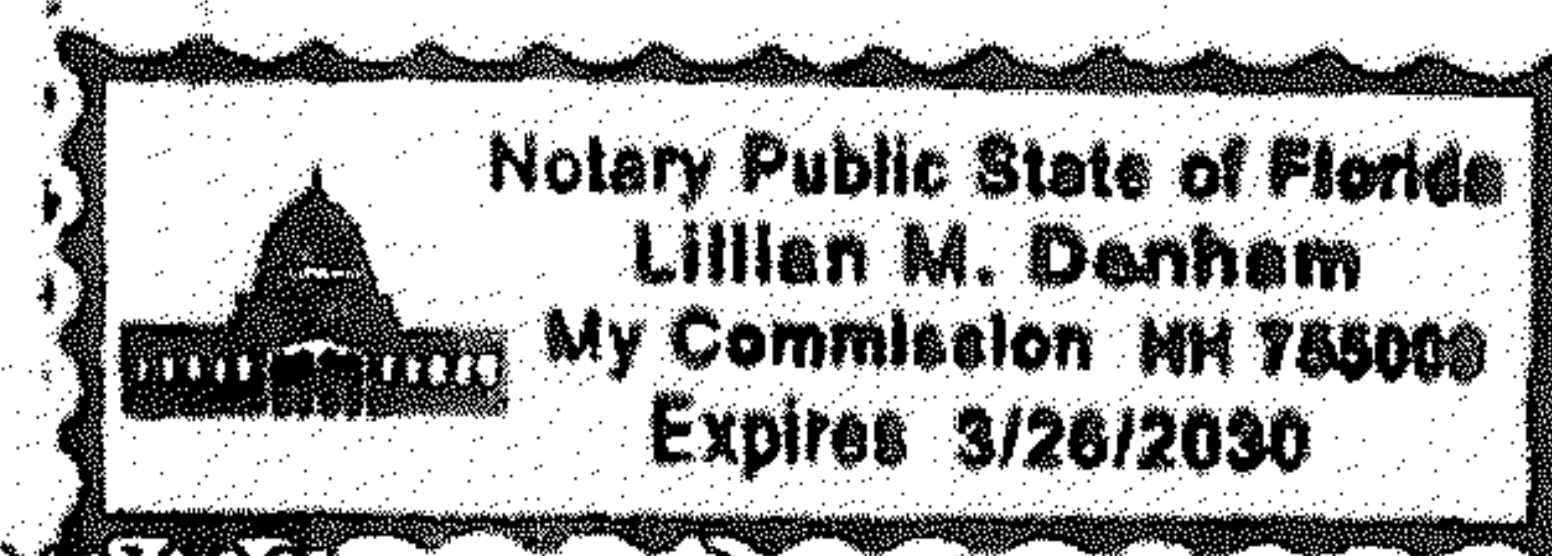
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization on this 3rd day of April, 2026, by MILETA MIHAILOVICH and DIANA S. MIHAILOVICH.

*Lillian M. Denham*  
NOTARY PUBLIC

My Commission Expires:

(Print or type name of Notary)



Personally Known: \_\_\_\_\_ or Type of Identification Produced: D.L.

Driver's License

Warranty Deed - Florida