

4/9/2026 1:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478065

Prepared by and return to:

Melissa Gutierrez

Golm Law Firm P.A.

1904 Manatee Avenue West

Suite 300

Bradenton, FL 34205

Doc Stamp-Deed: \$2,905.00

Parcel Identification No 0060040123

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WARRANTY DEED

This indenture made the 8th day of April, 2026 between Nicole Rulter, a married woman, whose post office address is 246 Camden Road Northeast, Atlanta, GA 30309, to Steven R. Miller and Wilma Miller, husband and wife, as tenants by the entirety, whose post office address is 5140 Township Road 401, Millersburg, OH 44654, Grantee:

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

Lot 93, ENCLAVE AT FOREST LAKES, according to the plat thereof as recorded in Plat Book 49, Page 39, Public Records of Sarasota County, Florida.

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.

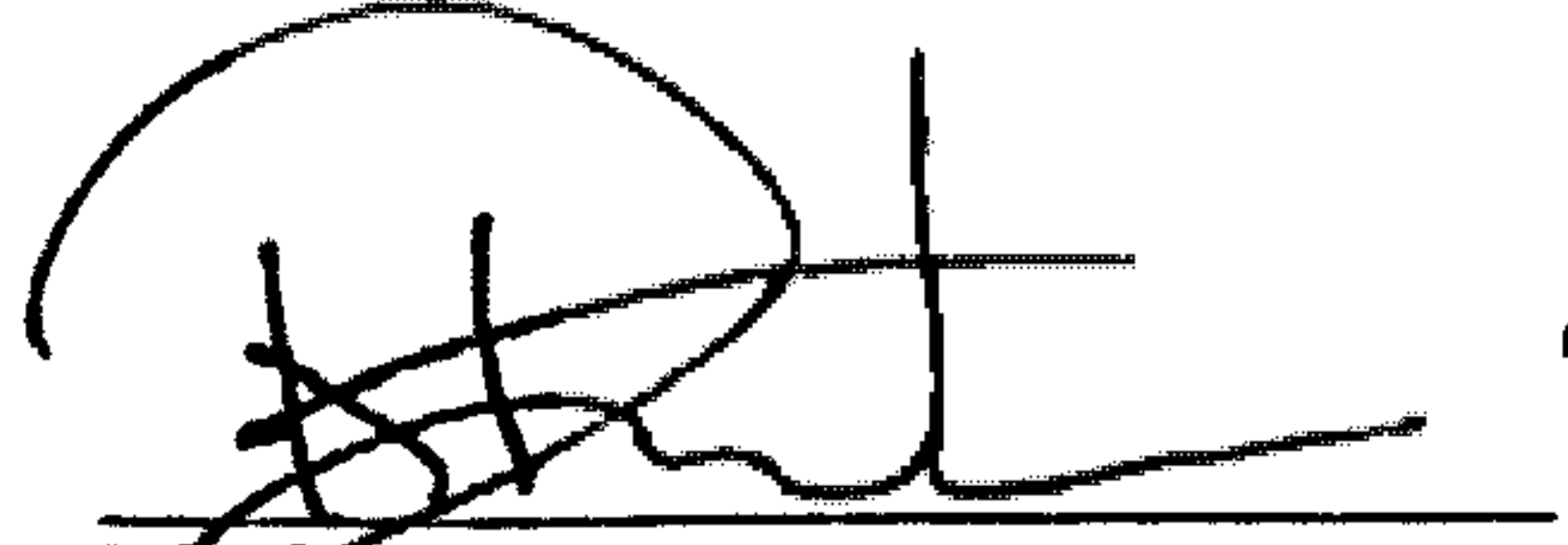
TO HAVE AND TO HOLD the same in fee simple forever.

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 warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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:


Nicole Ruiters

WITNESS

PRINT NAME: Jorge D Ferrari

2443 Addison Creek dr

decatur, Ga 30035

WITNESS 1 ADDRESS

WITNESS

PRINT NAME: CAITIE PERSHO

3107 REGENEX PARK DR

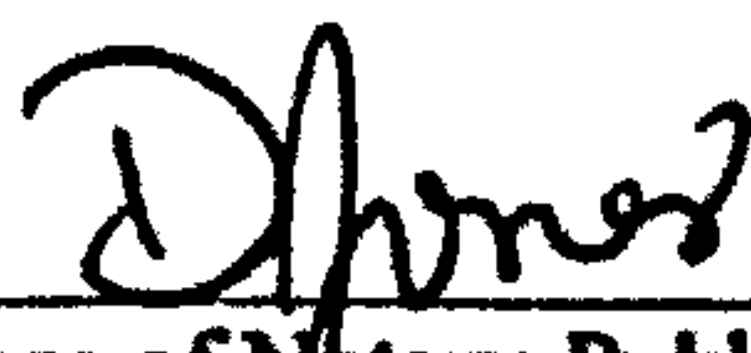
LITHONIA, GA 30038

WITNESS 2 ADDRESS

STATE OF Georgia

COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April, 2026, by Nicole Ruiters and Jorge D Ferrari, ☐ who is/are personally known to me or ☒ who has/have produced Ga Driver's license as identification.


Signature of Notary Public

Dominique Jones
Print, Type/Stamp Name of Notary

