

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050853 2 PG(S)

4/17/2026 11:21 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481858

Doc Stamp-Deed: \$3,854.20

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29105

Consideration: \$550,555.00

General Warranty Deed

Made this April 17, 2026 By **Nancy Joy Bush, an unremarried widow**, whose post office address is: 25 Village Parkway, Black Mountain, North Carolina 28711, hereinafter called the Grantor, to **Timothy E. Mildren, an unmarried man**, whose post office address is: 16928 Seraphic Trail, Lakewood Ranch, Florida 34211, 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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lots 13 and 14, Block 42, Corrected Plat of Bay Point, according to the plat thereof recorded in Plat Book 3, Page 66, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0172020073 and 0172020072**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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

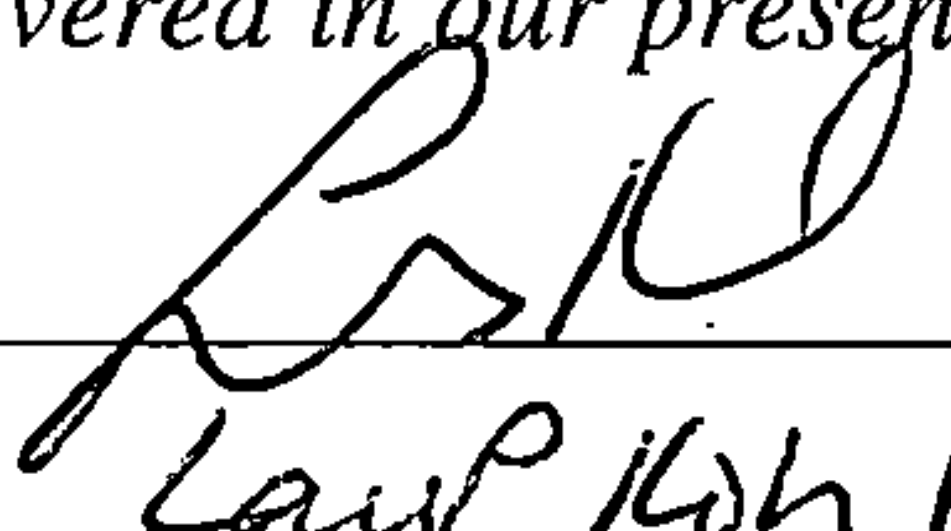
To Have and to Hold, the same in fee simple forever.

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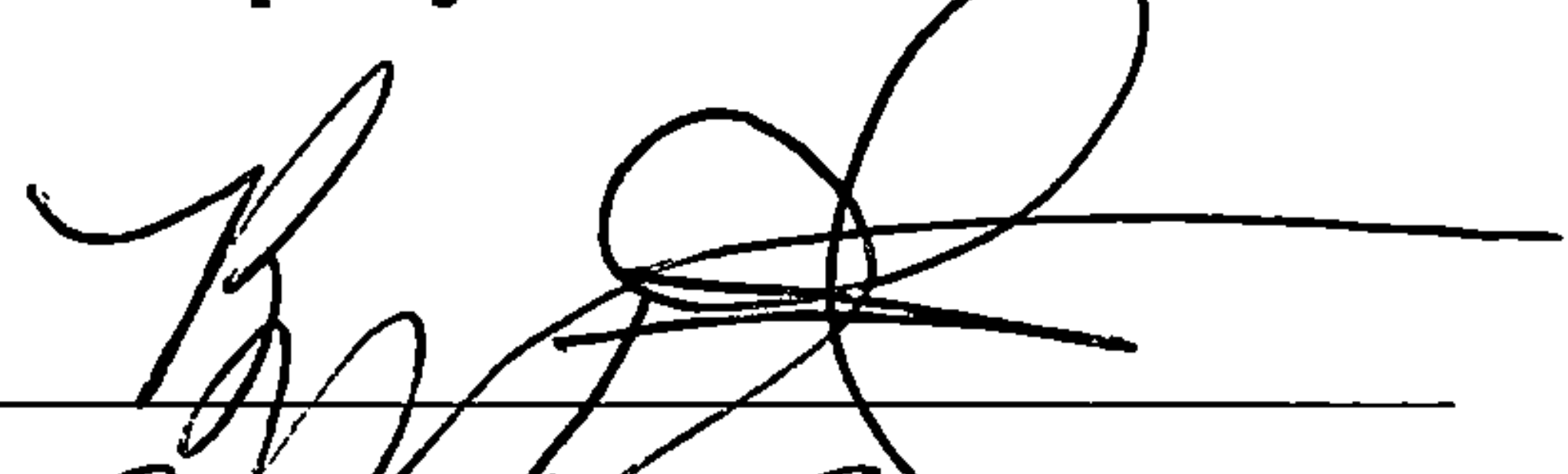
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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:

Witness Signature: _____  _____
Witness # 1 Printed Name: Lauren Kohl
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

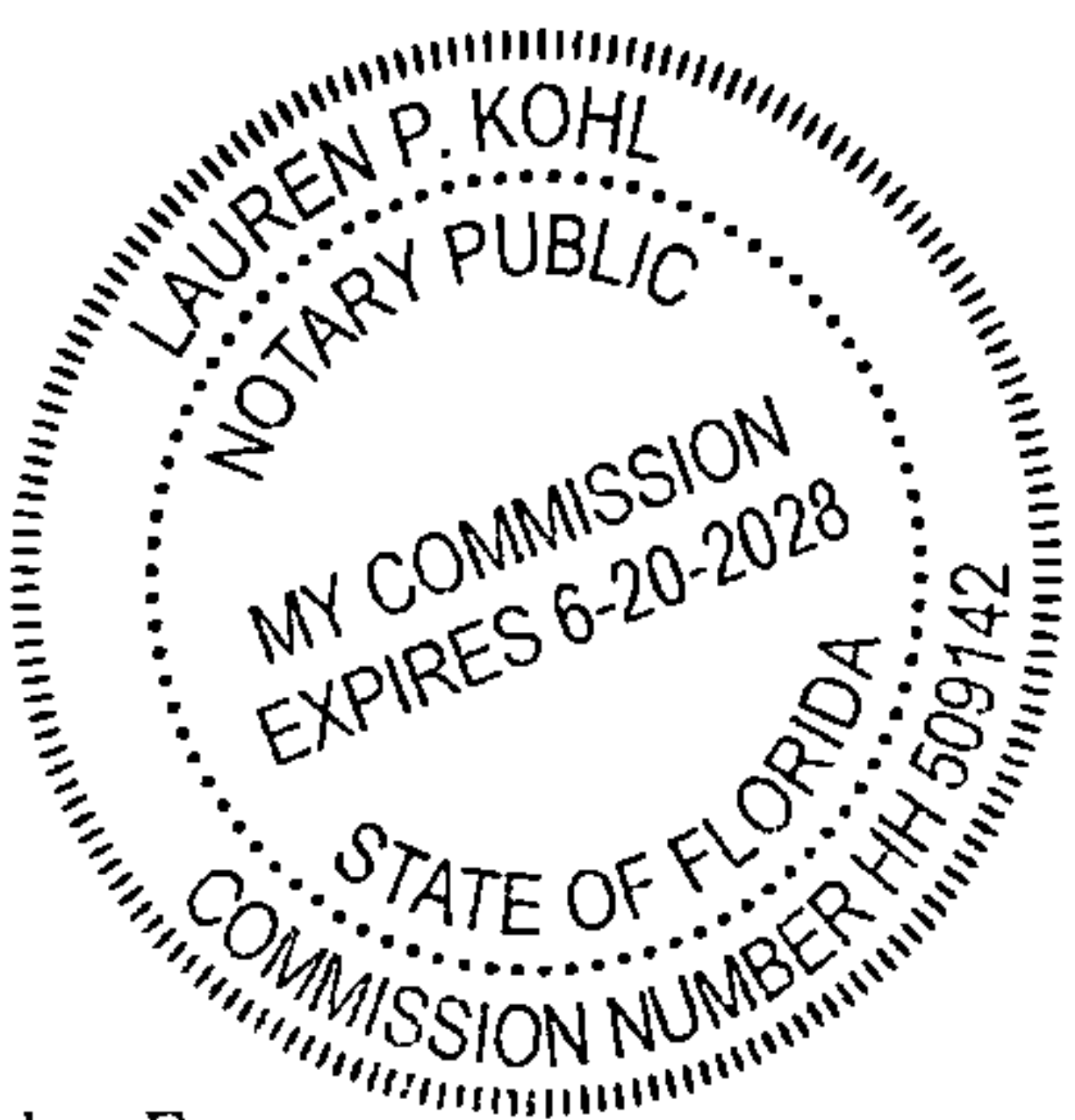
 _____ (Seal)
Nancy Joy Bush


Witness Signature: _____  _____
Witness # 2 Printed Name: BRYAN GUENTHER
Post Office Address: 1260 PORPOISE RD
VENICE FL, 34883

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____ The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this April 16, 2026, by Nancy Joy Bush who is/are personally known to me or who produced DL as identification.

(SEAL)



 _____
Notary Public
My Commission Expires: _____