

Consideration: \$599,900.00
Doc Stamps: \$4,199.30

4/20/2026 12:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482578

Doc Stamp-Deed: \$4,199.30

Prepared by and return to:

Mariah Miller

M.L. Miller Law, PLLC

625 Tamiami Trail N

Venice, FL 34285

File Number: 2026-4

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **20th day of April, 2026** between **Arcata Del Sol, LLC a Florida limited liability company**, whose post office address is **625 Tamiami Trail N, 625 Tamiami Trail N, Venice, FL 34285**, grantor, and **Leah A. Casteel, Trustee and Ronald C. George, Trustee of the George-Casteel Family Trust** whose post office address is **567 Blackstone Street, Holland, MI 49423**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations 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, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 18, ARCATA DEL SOL, according to the map or plat thereof as recorded in Plat Book 56, Page 28, Public Records of Sarasota County, Florida.

Parcel Number: 0410030118

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 **12/31/2025**.

Individual(s) executing this instrument on behalf of the grantor covenant(s) and agree(s) that he/she/they have/has full right and authority to execute this instrument on behalf of the grantor.

(acknowledgment signature on the following page)

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:

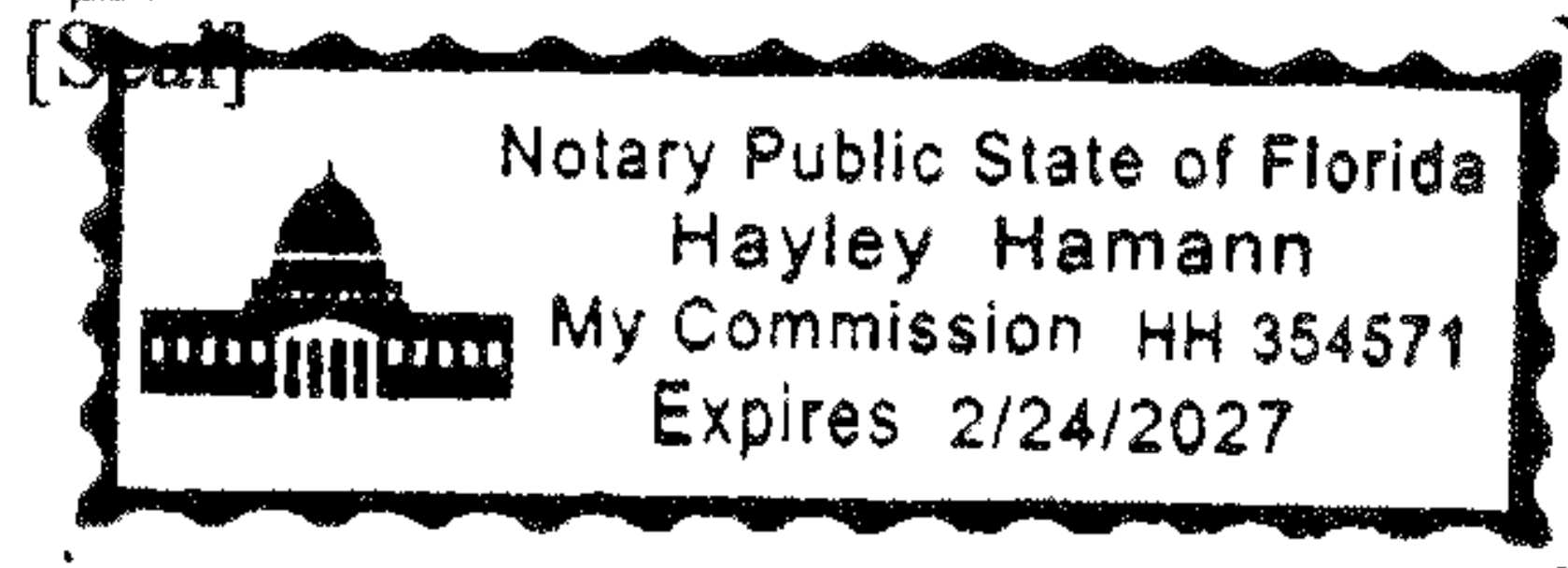
Hayley Hamann
Witness
Printed Name: Hayley Hamann
P.O. Address: 625 Tamiami Trail N
Venice, FL 34285

Arcata Del Sol, LLC, a Florida Limited Liability Company
By [Signature]
Michael W. Miller, Manager

[Signature]
Witness
Printed Name: Jayne E. Parrish
P.O. Address: 625 Tamiami Tr. N.
Venice, FL 34285

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026 by Michael W. Miller, Manager of Arcata Del Sol, LLC a Florida limited liability company who is personally known or has produced a driver's license as identification.



Hayley Hamann
Notary Public
Print Name: Hayley Hamann
My Commission Expires: 02/27/2027