

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026052708 2 PG(S)**

Consideration: \$1,012,500.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48306-001

**4/21/2026 2:11 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3483466**

**Doc Stamp-Deed: \$7,087.50**

Property Appraiser's Parcel ID No.: 0779-02-3580

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 21st day of April, 2026, by and between **TIMOTHY E. MILLIGAN AND BONNIE L. MILLIGAN, HUSBAND AND WIFE**, whose address is **5430 Creek Ridge Road, Brooksville, FL 34601** (hereinafter "GRANTOR"), and **NORMAN J. SLAUSTAS AND SYLVIA E.G. SLAUSTAS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **17072 Northwest 86th Terrace, Reddick, FL 32686** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 358, GRAN PARADISO, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 6, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Keri Sell

Printed Name Keri Sell

P.O. Address \_\_\_\_\_

**201 Center Rd. Ste. 210  
Venice, FL 34285**

Timothy E. Milligan  
**Timothy E. Milligan**

Bonnie L. Milligan  
**Bonnie L. Milligan**

(2) Karen Ponomarenko

Printed Name Karen Ponomarenko

P.O. Address \_\_\_\_\_

**201 Center Rd. Ste. 210  
Venice, FL 34285**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 20 day of April, 2026, by Timothy E. Milligan and Bonnie L. Milligan, ( ) who are personally known to me or ( ) who have produced FL DL as identification.

Keri Sell

Signature of Notary Public

Keri Sell

Print, Type/Stamp Name of Notary

