

4/22/2026 2:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484168



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$2,870.00

Jayne Harness
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1740626-02491

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This Warranty Deed

Made this 21st day of April, 2026 by Nicole Sears, A Single Woman, hereinafter called the Grantor, to Jack H. Miller and Rachel Pluister, whose post office address is: 1099 Greystone Ln, Sarasota FL, hereinafter called the Grantee: 34232

(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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 12, GREYSTONE, according to the map or plat thereof, as recorded in Plat Book 32, Page 21, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0038110027

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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:

[Signature]

Witness: (Signature)

Printed Name JocAnn McManus

8181 S Tamiami Trl #B
Address

Sarasota FL 34231
City, State, Zip

Witness: (Signature)

Printed Name Dixie Roth

8181 S Tamiami Trl #B
Address

Sarasota FL 34231
City, State, Zip

State of Florida Sarasota
County of ~~Martin~~ Sarasota ^{Do}

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by Nicole Sears,, who: is personally known to me or produced D.L.L.C. as identification.

NOTARY PUBLIC (signature)

Print Name: Jayne Harness

My Commission Expires:

Stamp/Seal:

Nicole Sears

Nicole Sears
6412 Tanager Street
Sarasota, FL 34241

