

4/28/2026 1:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486549

Doc Stamp-Deed: \$1,050.00

Prepared By and Return To:
Matthew J. Thompson Esq.
Kauffman Thompson, PLLC
1990 Main Street, Suite 725
Sarasota, FL 34236
(941) 479-3006
File No: 5369.00001

Warranty Deed

This Warranty Deed is made effective as of the 28th day of April, 2026 by **MARIA NIEC N/K/A MARIA MILLER, A MARRIED WOMAN (“Grantor”)**, whose post office address is: 333 Bayshore Drive, Osprey, FL 34229, to **FERNANDO MATEUS, AN UNMARRIED MAN, JENNIFER MATEUS, AN UNMARRIED WOMAN, AND CRYSTAL MATEUS, AN UNMARRIED WOMAN (“Grantee”)**, whose post office address is: 56 Ridgeview Circle, Ludlow, MA 01056.

Witnesseth, that the Grantor, for and in consideration of the sum of **\$150,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

Unit 3227-203, VILLAGE BROOKE, SECTION III, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 1262, Page 1681, and as amended, and as per plat thereof recorded in Condominium Book 11, Pages 27, 27A through 27D, inclusive, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

The Property Appraiser’s Parcel Identification Number of the Property described above is **0061-12-1035**

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year and all subsequent years.

Grantor confirms and warrants that the Property is not Grantor’s homestead nor that of Grantor’s immediate family nor is it contiguous thereto.

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

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

Signed, sealed and delivered in our presence:

Maria Niec Miller
MARIA NIEC n/k/a MARIA MILLER

[Signature]
WITNESS
PRINT NAME: Maria Rasmussen

[Signature]
WITNESS
PRINT NAME: Kim F. Bontrager

1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 1 ADDRESS
1990 Main St., Ste.725
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2026, by MARIA NIEC n/k/a MARIA MILLER, who is/are personally known to me or who has/have produced MC as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



MARIA RASMUSSEN
Commission # HH 693711
Expires September 2, 2027