

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057827 2 PG(S)**

4/30/2026 12:48 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487860

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29182

Doc Stamp-Deed: \$3,815.00

Consideration: \$545,000.00

General Warranty Deed

Made this April 30, 2026 By **Phyllis Miller, a married woman, joined by her spouse, Wilmer Martin**, whose post office address is: 2029 Whispering Pines Court, Goshen, Indiana 46526, hereinafter called the Grantor, to **David Ferraro, an unmarried man**, whose post office address is: 6200 Weymouth Drive, Sarasota, Florida 34238, 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:

LOT 12, WELLINGTON CHASE, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 43, 43A THROUGH 43D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0097150041**

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.

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29182

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: *J. Israileff*
Witness # 1 Printed Name: Jessica A. Israileff
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

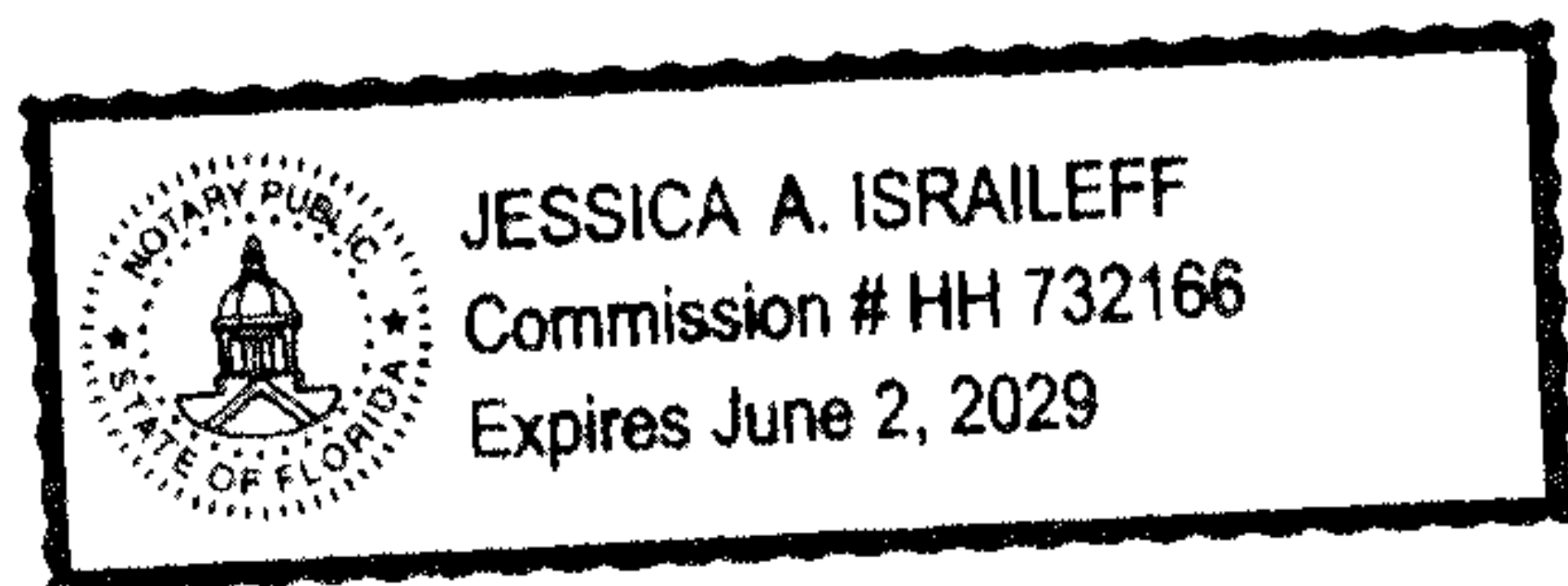
Phyllis Miller (Seal)
Phyllis Miller

Witness Signature: *Kelly Anne Dietz*
Witness # 2 Printed Name: Kelly Anne Dietz
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

Wilmer Martin (Seal)
Wilmer Martin

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6-2-2029. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this April 30, 2026, by Phyllis Miller and Wilmer Martin who are personally known to me or who produced drivers license as identification.



(SEAL)

J. Israileff
Notary Public
My Commission Expires: 6-2-2029