

4/30/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487968

Doc Stamp-Deed: \$3,703.00

Incident to the issuance of title insurance.

Prepared by and return to:
Billie Zimmerman
Clear Title Group
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 3810226-00181

Warranty Deed

This Warranty Deed, dated 04/28/2026 by **Joanne K. Milobsky, A Married Woman**, hereinafter called the Grantor, to **Donald Fields and Barbara Radey, Husband And Wife**, who has a mailing address of 1723 Starling Drive, Sarasota, FL 34231 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 1723 of The Villas at Eagles Point, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2454, Page 1293, and as per plat thereof recorded in Condominium Plat Book 29, Page 43, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0084013016

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Joanne K. Milobsky

Joanne K. Milobsky
After Closing Address:
5809 Nicholson Lane #203
Rockville, MD 20852

[Signature]

Witness: (Signature)

George De Pena
Printed Name

9273 NW 45TH ST
Address

TAMARAC, FL 33319
City, State, Zip

[Signature]

Witness: (Signature)

Rik S McCoy
Printed Name

3118 SE 17th AVE
Address

Cape Coral FL 33904
City, State, Zip

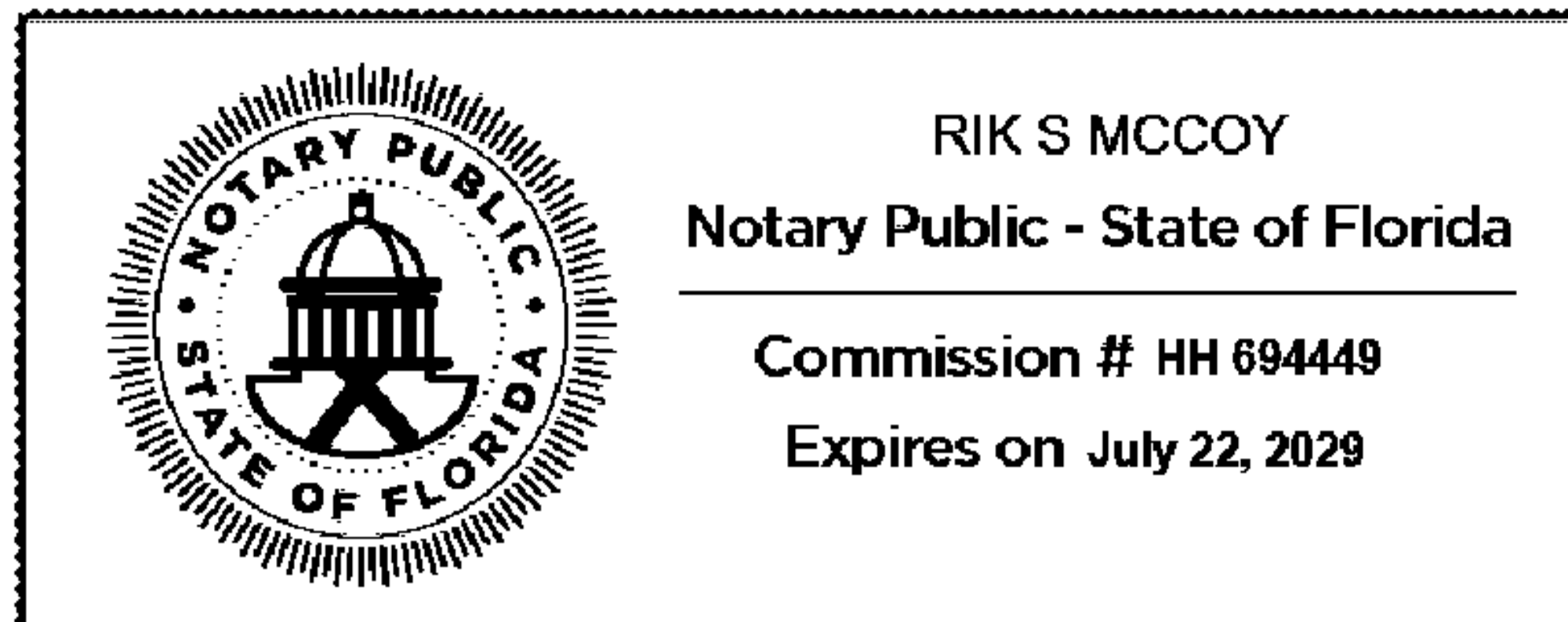
STATE OF: Florida
COUNTY OF: Lee

The foregoing instrument was acknowledged on 04/28/2026 by means of () physical presence or (X) online notarization by: **Joanne K. Milobsky** who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

[Signature]

Notary Public (signature)

Print Name: Rik S McCoy
My Commission Expires: 07/22/2029



Notarized remotely online using communication technology via Proof.