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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489070

Prepared by:
Jane Moltzan
M/I Title Agency, Ltd., L.C.
1561 Lakefront Drive, Suite 205
Sarasota, FL 34240

Folio/Parcel ID No.: 0380030087
Consideration Amount: \$579,000.00
File/Case No.: GF022244-246

Doc Stamp-Deed: \$4,053.00

After recording return to:
M/I Title Agency, Ltd., L.C.
1561 Lakefront Drive, Suite 205
Sarasota, FL 34240

(Space Above This Line for Recording Data)

CORPORATE WARRANTY DEED

This Warranty Deed made this 1st day of May, 2026,

Between **M/I Homes of Sarasota, LLC, a Delaware limited liability company**, whose mailing address is: 1551 Lakefront Drive, Suite 200, Lakewood Ranch, FL 34240, hereinafter called the Grantor, and

William A Nida and Holly Louise Nida, husband and wife, whose mailing address is: 1705 Lugano Circle, Nokomis, FL 34275, hereinafter called the Grantee,

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and the Grantee's successors, and assigns forever, all that certain parcel of land in the County of Sarasota, State of Florida to wit:

Lot 87, Cassata Lakes Phase 1, according to the map or plat thereof, as recorded in Plat Book 56, Page 493, of the Public Records of Sarasota County, Florida.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

And the said Grantor hereby conveys with the Grantee that the Grantee is lawfully seized of said land in Fee Simple; that the Grantor has good right and lawful authority to sell and convey said land and does hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed Sealed and Delivered in the presence of:

Jane L. Moltzan
Witness No. 1
Print Name: Jane L. Moltzan
Address: 1561 Lakefront Drive, Suite 205
Sarasota, FL 34240

Barbara Minucci
Witness No. 2
Print Name: Barbara Minucci
Address: 1561 Lakefront Drive, Suite 205
Sarasota, FL 34240

M/I Homes of Sarasota, LLC

BY: Trella Scholl
Trella Scholl
Vice President of Finance

Address:
1551 Lakefront Drive, Suite 200
Lakewood Ranch, FL 34240

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of 7 physical presence or ___ online notarization, this 1 day of May, 20 26, by Trella Scholl, Vice President of Finance of M/I Homes of Sarasota, LLC on behalf of the limited liability company. He/She is personally known to me or has produced a Driver's License as identification.

Barbara Minucci
Notary Public
Print Name: Barbara Minucci
My Commission Expires:

