

5/4/2026 3:55 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489486

Prepared by and return to:

Nicole Jordan, Esq.

Nicole L Jordan PA

9040 Town Center Pkwy

Bradenton, FL 34202

941-388-8232

File Number: RE26-0324

Sale Price.: \$200,000.00

Doc Stamp-Deed: \$1,400.00

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Warranty Deed

This Warranty Deed made this **1st** day of **May, 2026** between **Ryan Miller, a single man** whose post office address is **141 Blackbird Ln, Hummelstown, PA 17036**, grantor, and **James D. Levesque and Ellen Levesque, husband and wife** whose post office address is **3201 Beneva Road #210, Sarasota, FL 34232**, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida** to-wit:

Unit No. 3239-201 of VILLAGE BROOKE CONDOMINIUM II, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1227, Page 2055, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 10, Page 36, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0061053021

Subject to all taxes, easements, and restrictions 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.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Anita Hodgkins

Witness Name: Anita Hodgkins

Witness Address : 17815 Arbor Creek Dr
Tampa, FL 33647

Mark Hodgkins

Witness Name: Mark Hodgkins

Witness Address : 17815 Arbor Creek Dr
Tampa, FL 33647

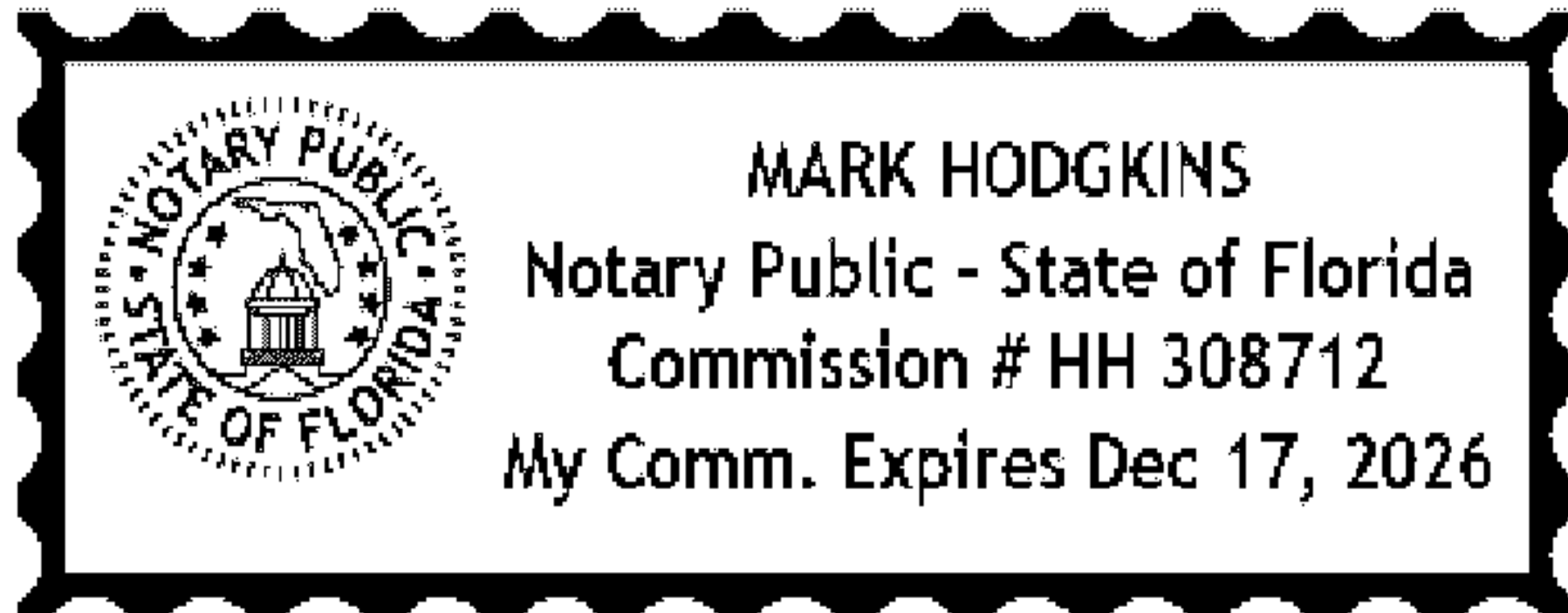
Ryan Miller

Ryan Miller (Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2026 by Ryan Miller, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Mark Hodgkins

Notary Public

Printed Name: Mark Hodgkins

My Commission Expires: 12/17/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.