

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026063420 2 PG(S)**

5/11/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492654

Consideration: \$1,475,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
25-39873-002

Doc Stamp-Deed: \$10,325.00

Property Appraiser's Parcel ID No.: 2010-01-6029

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of May, 2026, by and between **MILURO LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **2177 Main Street, Sarasota, FL 34237** (hereinafter "GRANTOR"), and **WILLIAM GERALD PLATT AND MARJO HANNELE MITSUTOMI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1155 North Gulfstream Avenue #508, Sarasota, FL 34236** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 508, VUE SARASOTA BAY CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2014064705, AND ALL EXHIBITS AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH THEIR UNDIVIDED SHARES IN THE COMMON ELEMENTS.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Kimberly Jordan
Printed Name Kimberly Jordan
P.O. Address 6271 St Augustine Rd
Jacksonville, FL 32217

(2) [Signature]
Printed Name Ronnie Jordan
P.O. Address 170 Onate Cir
St Augustine FL 32095

GRANTOR:

Miluro LLC, a Florida Limited Liability Company

By: [Signature]
Rosalie E. Bebawi, Its Authorized Member

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of May, 2026, by Rosalie E. Bebawi, Authorized Member of Miluro LLC, a Florida Limited Liability Company, who is/are personally known to me or who has/have produced Passport as identification.

Kimberly Jordan
Signature of Notary Public

Kimberly Jordan
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

