

Prepared by and return to:
Kathy Kuhn
Legacy Settlement Services, LLC
1549 Ringling Boulevard
Suite 510
Sarasota, FL 34236

5/15/2026 3:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3495059

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File No 2026-1012-FLMM

Parcel Identification No 0143-08-0007

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **14th day of May, 2026** between **Michael Kneeland and Roxzene Hunter, husband and wife**, whose post office address is 401 North Point Road, Osprey, of the County of Sarasota, Florida, Grantors, to **Douglas Miller and Catherine Miller, Trustees of Douglas and Catherine Miller Revocable Trust dated May 13, 2026**, whose post office address is 228 Saint James Park, Osprey, FL 34229, of the County of Sarasota, Florida, Grantees, The Trustee(s) named herein are authorized to execute all documents and instruments necessary to convey, mortgage, encumber, lease, manage, and otherwise deal with the trust property pursuant to the powers granted under the Trust Agreement and the laws of the State of Florida, including but not limited to the powers set forth in Chapter 736, Florida Statutes.

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

LOT 353, OAKS II PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 4, 4A THROUGH 4I, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michael Kneeland
Michael Kneeland

Roxzene Hunter
Roxzene Hunter

James Ryan Lewis
WITNESS
PRINT NAME: James Ryan Lewis

Steve Abbe
WITNESS
PRINT NAME: Steve Abbe

3107 42nd St
Sarasota FL 34234
WITNESS 1 ADDRESS

519 Fernwalk Lane
Osprey FL 34229
WITNESS 2 ADDRESS

STATE OF SARASOTA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 14th day of May, 2026, by Michael Kneeland and Roxzene Hunter, () who are personally known to me or (X) who have produced FL Drivers License as identification.

Lisa L. Gagnon
Signature of Notary Public

Lisa L. Gagnon
Print, Type/Stamp Name of Notary

