

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068437 2 PG(S)**

5/20/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496841

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

Doc Stamp-Deed: \$1,505.00

File No.: NP-2026-3069
Parcel ID Number: 0976-26-4517

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 18th day of May, 2026 between D. Kathleen Painter and Rodney L. Painter, wife and husband, whose post office address is 147 Marker Road, Rotonda West, FL 33947, of the County of Charlotte, State of Florida, Grantors, to Bradley Miller, an unmarried man, whose post office address is 3458 schuster st, north port, FL 34291, of the County of Sarasota, State of Florida, Grantee:

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 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, Florida, to-wit:

Lot 17, Block 2645, Fifty-Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 21, Page(s) 13, 13A through 13NN, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of 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 Grantee 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:

Eddisse Turner
WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: Cameron Kennell

WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

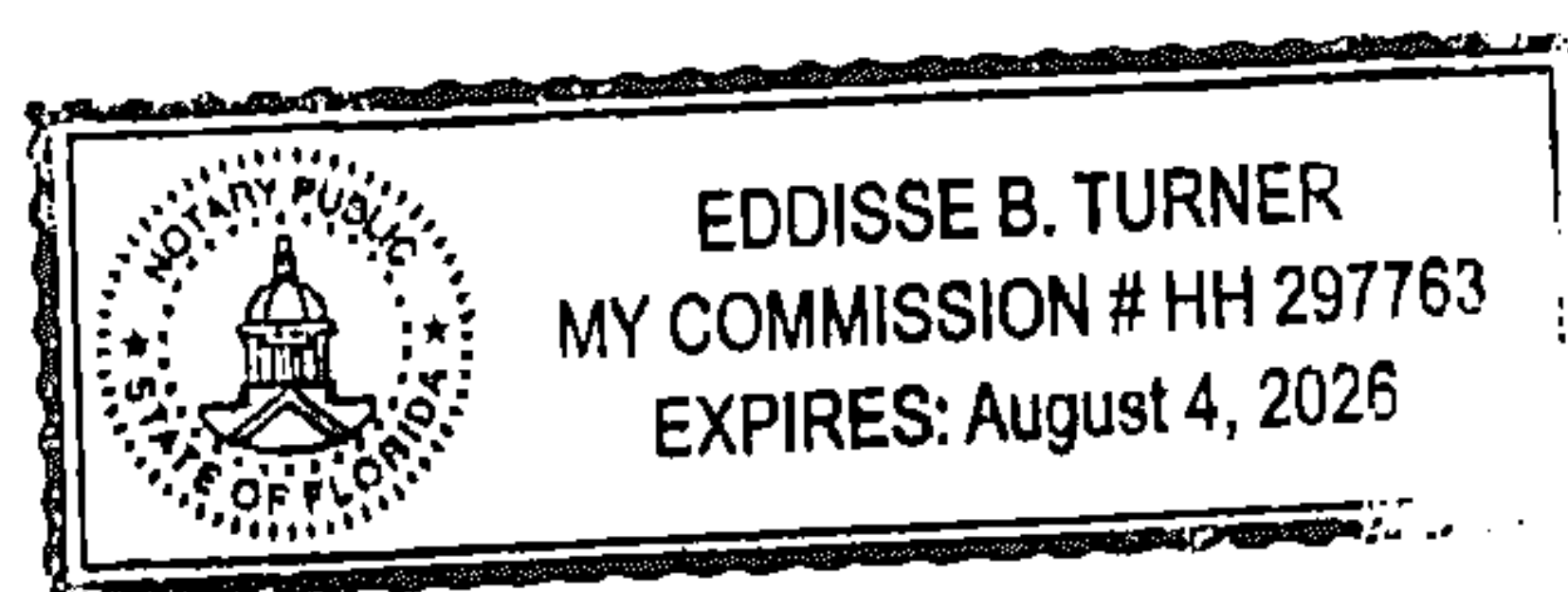
D. Kathleen Painter
D. Kathleen Painter
[Signature]
Rodney L. Painter

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2026, by D. Kathleen Painter and Rodney L. Painter, who is/are personally known to me or who has/have produced FL Drivers License as identification.

Eddisse B. Turner
Signature of Notary Public

Eddisse Turner
Print, Type/Stamp Name of Notary



(NOTARY SEAL)