

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026068757 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497132

**Doc Stamp-Deed: \$2,870.00**

Prepared by and Return to:  
Dana Johnstone  
Suncoast One Title & Closings, Inc.  
1212-A E Venice Avenue  
Venice, FL 34285

File No.: VEN-2026-2057  
Parcel ID Number: 0988-01-3708

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

**This indenture made the 21st day of May, 2026 between Harold W. Miner and Annette Miner, a married couple, whose post office address is 1299 Pequot Trail, Stonington, CT 06378, of the County of New London, State of Connecticut, Grantors, to Wickham Howard Strub and Traci Louisa Innocent Strub, husband and wife, whose post office address is 160 Harriman Street, Manchester, NH 03102, of the County of Hillsborough, State of New Hampshire, Grantees:**

**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, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 8, Block 137, 8th Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 12, Page(s) 20, 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 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:*

Samie Murphy  
WITNESS 1 SIGNATURE  
PRINT NAME: Samie Murphy

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

Eddisse Turner  
WITNESS 2 SIGNATURE  
PRINT NAME: Eddisse Turner

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

Harold W. Miner  
Harold W. Miner

Annette Miner  
Annette Miner

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ) physical presence, this 15 day of May, 2026, by Harold W Miner and Annette Miner, who have produced CT DRIVERES LICENSE as identification.

[Signature]  
Signature of Notary Public  
Jamie Murphy  
Print, Type/Stamp Name of Notary

(NOTARY SEAL)

