

5/26/2026 12:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498413

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$3,500.00

Order No.: 2026-50455JLW

Property Appraiser's Parcel I.D. (folio) Number:

0485130025

WARRANTY DEED

THIS WARRANTY DEED dated May 22, 2026, by **KEVIN GAVAGHAN**, a married man, whose post office address is 37072 Laws Point Rd., Selbyville, Delaware 19975 (the "Grantor"), to **RICHARD J. MILLER and VERONICA I. MILLER**, a married couple, whose post office address is 25 Windsor Drive, Englewood, FL 34223 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 13, Block B, Englewood Isles Subdivision, Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 4 and 4A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

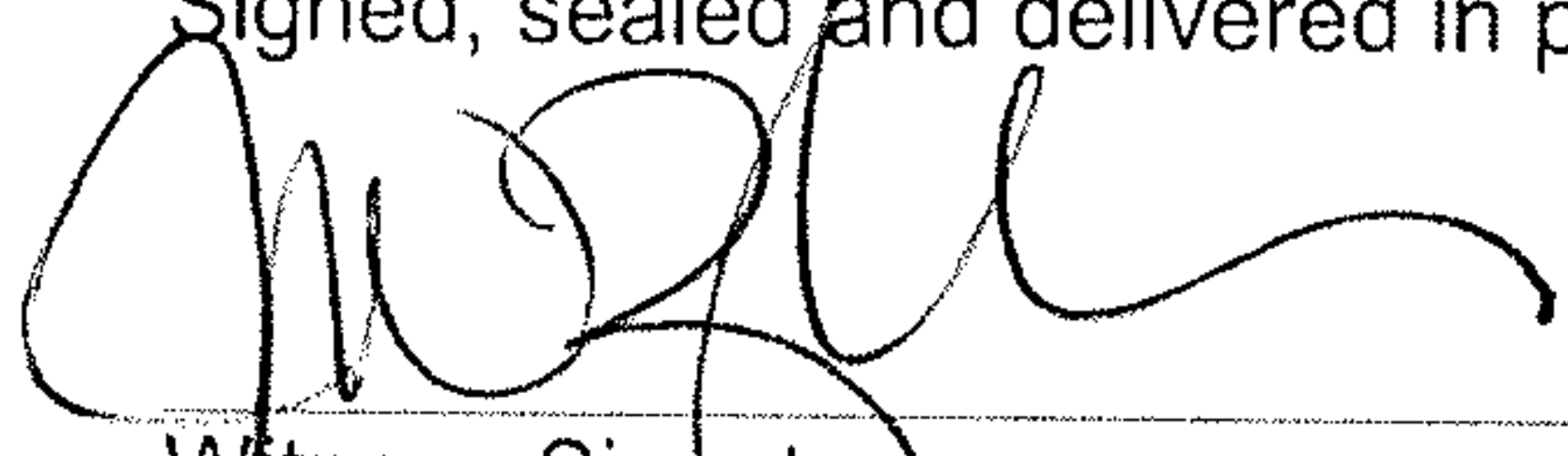
The property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:




Witness Signature

Jennifer Zimmerman

Printed Name of First Witness

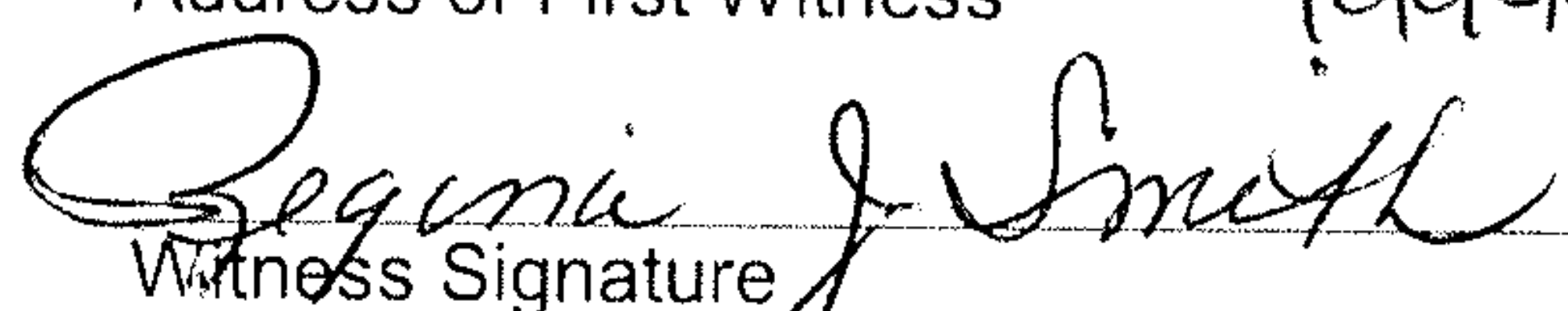
37032 Lighthouse Rd Selbyville De

Address of First Witness 19975



KEVIN GAVAGHAN

Grantor Address:
37072 Laws Point Rd.
Selbyville, DE 19975



Witness Signature

Regina J. Smith

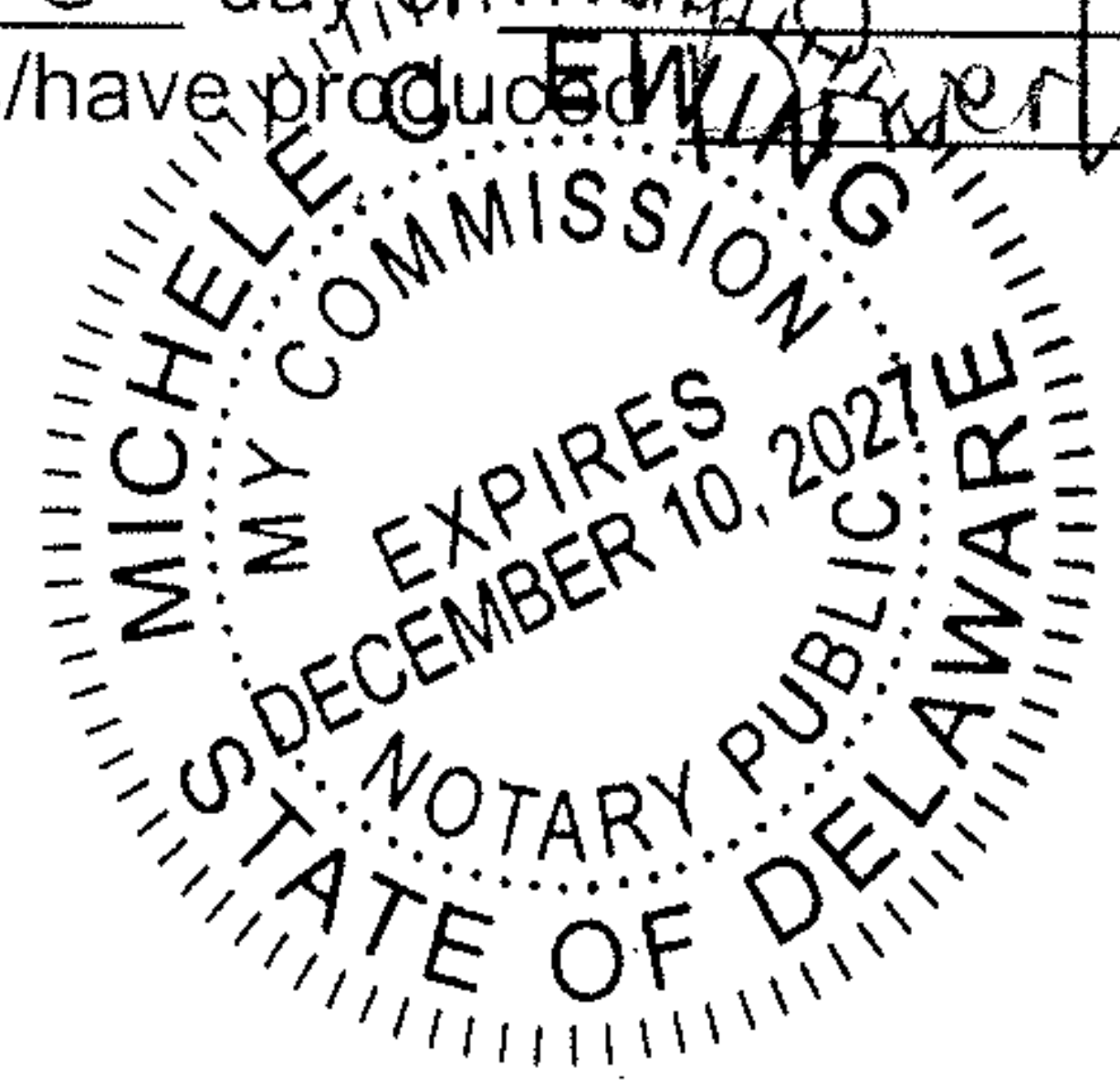
Printed Name of Second Witness

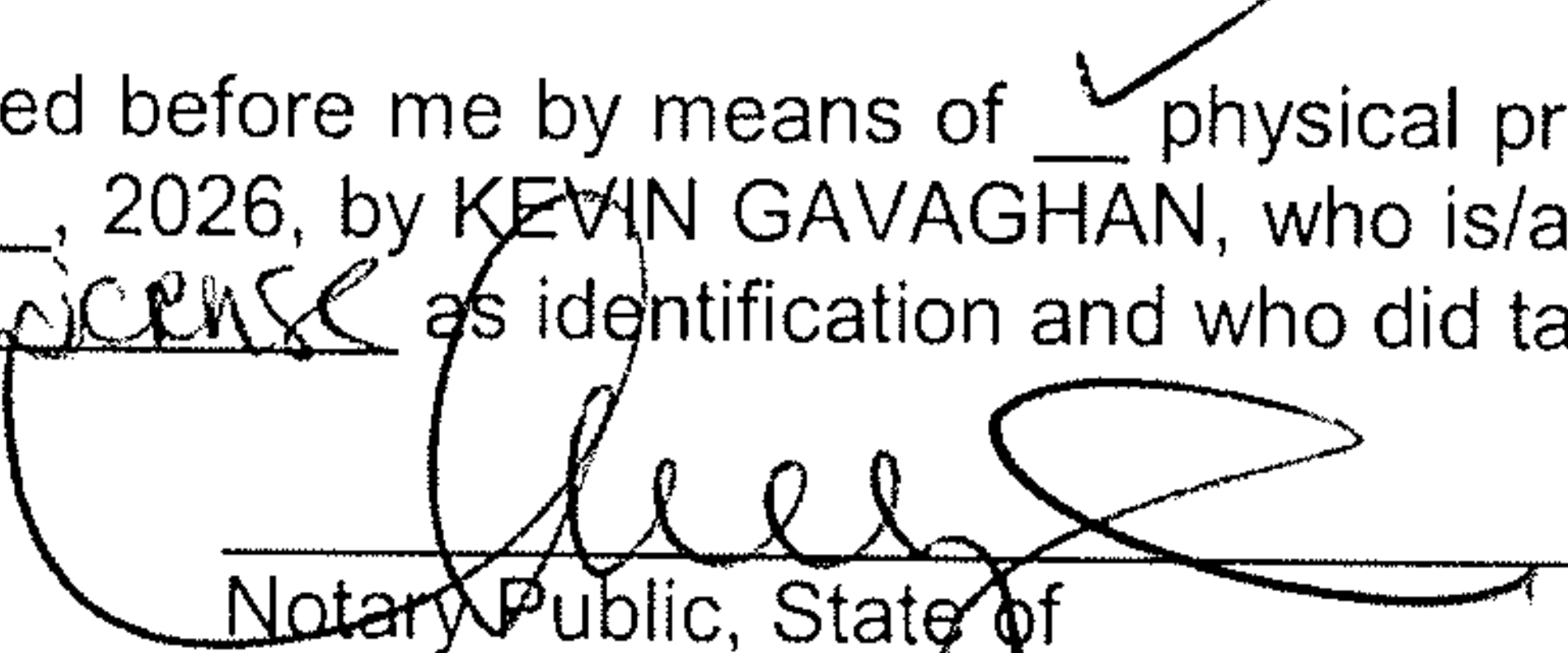
37232 Lighthouse Rd. Selbyville, De

Address of Second Witness 19975

STATE OF Sussex
COUNTY OF County

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2026, by KEVIN GAVAGHAN, who is/are personally known to me or who has/have produced DL Driver License as identification and who did take an oath.





Notary Public, State of
My Commission Expires:
(Seal)