

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070280 2 PG(S)**

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

5/26/2026 12:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3498457

File Number: 26-994

Doc Stamp-Deed: \$1,540.00

Consideration: \$220,000.00

General Warranty Deed

Made this May 22, 2026, by **Built From Love, LLC, a Texas Limited Liability Company**, whose post office address is: 7901 4th Street North, Suite 300, St. Petersburg, FL 33702, hereinafter called the Grantor, to **Seth Miller and Taylor Miller, husband and wife**, whose post office address is: 5632 Espanola Avenue, North Port, FL 34287, hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lot 24, Block 345, THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 11, Pages 31 and 31A through 31D, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0999034524**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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

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 for the current year and subsequent years.

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In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in our presence:*

**Built From Love, LLC, a Texas Limited
Liability Company**

Natalie G. Coldiron

Signature of Witness #1

Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

By: *Raymond Edward Gonzalez, Jr.* (seal)
**Raymond Edward Gonzalez, Jr., as Sole
Member and Manager**

Kristie Tonitis

Signature of Witness #2

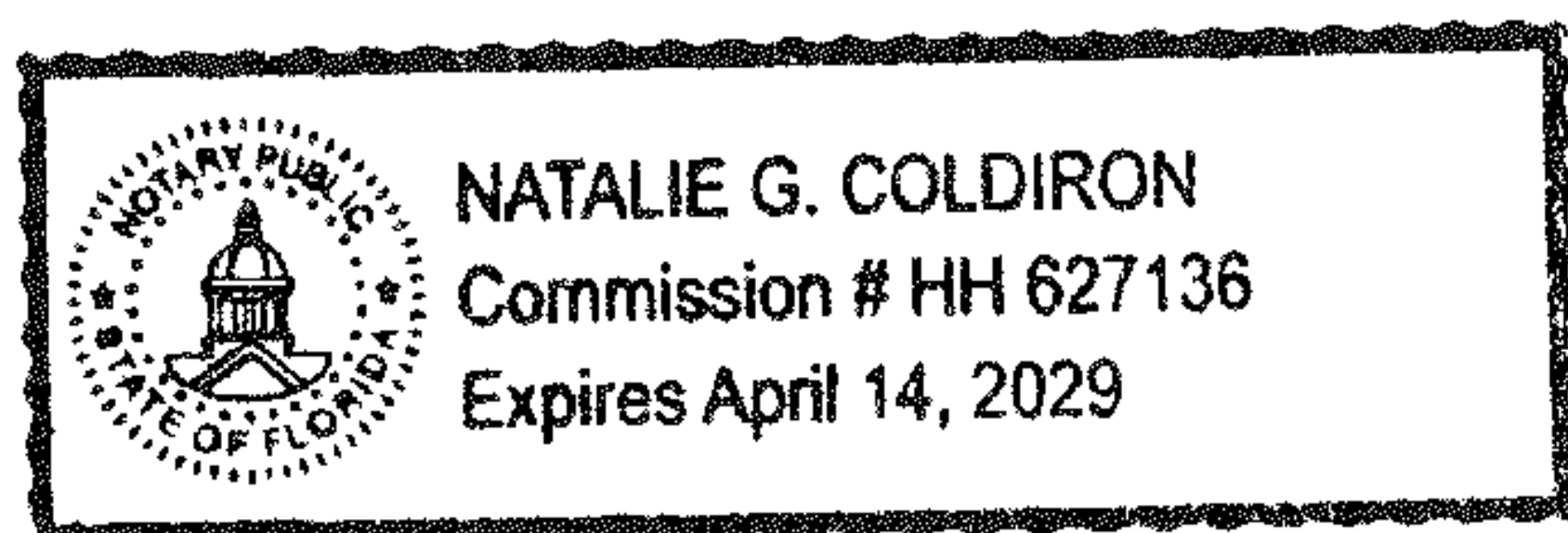
Printed Name of Witness #2: Kristie Tonitis

Post Office Address: 1990 Main St
Sarasota, FL 34236

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2026, by **Raymond Edward Gonzalez, Jr., as Sole Member and Manager of Built From Love, LLC, a Texas Limited Liability Company**, on behalf of the Company, who is personally known to me, or who produced FL Drivers License as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron

NOTARY PUBLIC

Natalie G. Coldiron

Printed Name

My Commission Expires: _____