

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070323 2 PG(S)**

5/26/2026 1:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498488

Doc Stamp-Deed: \$2,029.30

Prepared by and return to:

Devan P. Spinelli, Esq.

CLOSED Coastal LLC

428 W 4th Street

Boca Grande, FL 33921

(941) 769-9922

File No 6385-26COAST-FL

Parcel Identification No 0994-06-0314

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WARRANTY DEED

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

This indenture made the 26th day of May, 2026 between LORRAINE MILLER f/k/a LORRAINE ALSOBROOKS, a single woman, whose post office address is 423 Boundary Boulevard, Rotonda West, FL 33947, of the County of Charlotte, State of Florida, Grantor, to CHRIS A. CARBONE and NANCY E. CARBONE, husband and wife, as tenants by the entirety, whose post office address is 4827 Whispering Oaks Drive, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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 314, Heron Creek, Unit 3, as per plat thereof recorded in Plat Book 42, Pages 29, 29A through 29K, 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sharma Ferrugia
WITNESS #1 SIGNATURE

Lorraine Miller
LORRAINE MILLER

Sharma Ferrugia
WITNESS #1 PRINTED NAME

6060 Viola Rd Venice FL
WITNESS #1 ADDRESS
34293

[Signature]
WITNESS #2 SIGNATURE

Petra Adamson
WITNESS #2 PRINTED NAME

8300 Wittshire Dr. Port Charlotte
WITNESS #2 ADDRESS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2026, by LORRAINE MILLER, who is/are personally known to me or who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

