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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499681



Doc Stamp-Deed: \$7,350.00

Prepared by and Return to:  
Jennifer Moore, an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

File No.: 266199-91

**WARRANTY DEED**

This indenture made on **May 28, 2026** by **Mary E. Sega, a single woman**, whose address is: 775 Edgewater Drive, Unit B, Brookfield, WI 53005 hereinafter called the "grantor", to **Michael N. Miller and Elizabeth A. Miller, husband and wife**, whose address is: 233 Portofino Drive, Venice, FL 34275, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Lot 16, Venetian Golf & River Club, Phase 3E, according to the plat thereof, as recorded in Plat Book 45, Page(s) 17, 17A through 17C, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0372030160**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 accruing subsequent to December 31st of 2025.

**In Witness Whereof**, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Mary E. Sega  
Mary E. Sega

**Signed, sealed and delivered in our presence:**

[Signature]  
1st Witness Signature

[Signature]  
2nd Witness Signature

Print Name: J. Moore

Print Name: EUZABETH CARVALHO

Address: 329 S. Nokomis Ave  
Venice FL 34285

Address: 125 PORTOFINO DRIVE  
N. VENICE FL 34275

State of FLORIDA

County of SARASOTA

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or ( ) online notarization on MAY 18, 2026, by **Mary E. Sega**, who ( ) is/are personally known to me or who (X) produced a valid PHOTO ID as identification.

[Signature]  
Notary Public Signature  
Printed Name: Jennifer Moore  
My Commission Expires: 6/17/29

(NOTARY SEAL)

