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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500345

Prepared by and when  
recorded, return to:  
Cynthia A. Riddell, Esq.  
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group  
3400 S. Tamiami Trail  
Sarasota, Florida 34239  
(941) 366-1300  
File Number: 26-066.S

Doc Stamp-Deed: \$2,240.00

## WARRANTY DEED

This Indenture, made on this 28<sup>th</sup> day of May 2026 by **Kenneth Miller and Nicole Miller, husband and wife** whose address is 301 S. Wells Ave, Avon Park, Florida 33825, hereinafter called the grantors, to **Joseph Edward McCain and Ceilidh McCain, husband and wife** whose address is 1212 Pineland Ave, Venice, Florida 34285, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Three Hundred Twenty Thousand dollars & no cents, (\$320,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**LOT 4, BLOCK E, EAST VENICE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 74, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Parcel ID Number: 0410150037

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

**Subject to** restrictions, reservations, easements of record and taxes for the current and subsequent years.

**To Have and to Hold**, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

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

Witnesses:

Witness Signature [Signature]

[Signature]  
Kenneth Miller

Witness Printed Name Dorinda wilkinson

Witness Address 271 Venetia Bay Blvd #1200  
Venice FL 34205

Witness Signature [Signature]  
Nicole Miller

Witness Printed Name Cynthia A Riddell

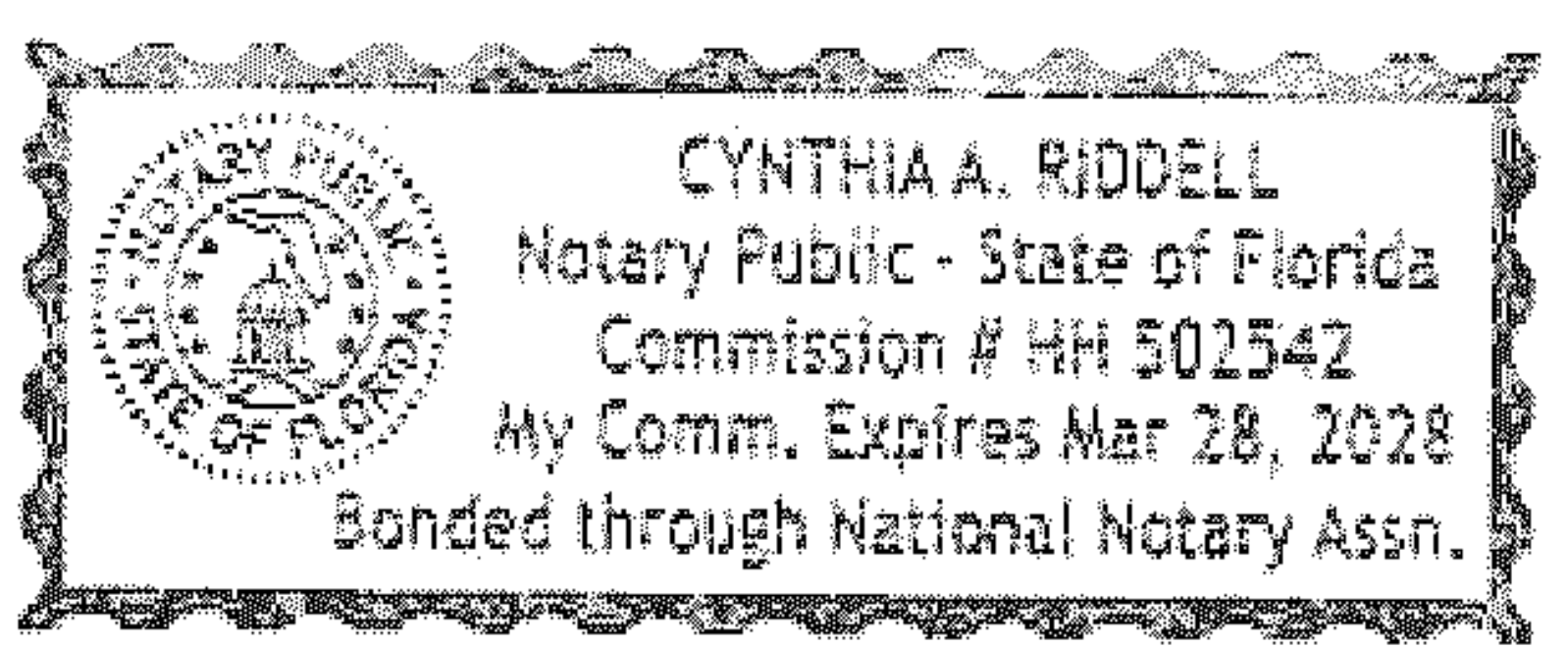
Witness Address 3400 S. Tamiami Trl.  
Sarasota, FL 34239

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on May 20<sup>th</sup>, 2026, by Kenneth Miller and Nicole Miller, husband and wife, who are personally known to me or who have produced DL as identification.

SEAL:



[Signature]  
Notary Public - Signature  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_