

5/29/2026 1:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500536

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 153124

Doc Stamp-Deed: \$1,085.00

Consideration: \$155,000.00

General Warranty Deed

Made this May 27, 2026 A.D. By **Brent E. Miller and Derrick J. Miller, Individually and as Co-Trustees of the James J. and Sarah A. Miller Irrevocable Trust u/a dated December 17, 2025**, whose address is: 7919 Country Road 201, Fredericksburg, Ohio 44627, hereinafter called the grantor, to **Myron Weaver, a married man and Jarrod Weaver, a married man, as Joint Tenants with full rights of survivorship**, whose post office address is: 12505 Clinton Rd, Doylestown, Ohio 44230, 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 and 00/100 (\$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, viz:

Unit 2232, Building 4, of Terraces of Forest Lakes Condominium, a Condominium, according to the Declaration of Condominium, thereof, recorded in Official Records Book 1279, Page 1281, and per plat thereof, recorded in Condominium Book 11, Pages 50, 50A through 50E, inclusive, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in common elements.

a/k/a 2233 Beneva Ter #2232, Sarasota, Florida 34232

Parcel ID Number: 0060051014

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon, nor is it contiguous or adjacent thereto.

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 accruing subsequent to December 31, 2025.

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continuation of Warranty Deed

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:

Lydia B Hochstetler
Witness 1 Signature:
Witness 1 Printed Name: Lydia B Hochstetler
Post Office Address: 519R Elm St NE, Sugar Creek
OH 44681

Brent E Miller (Seal)
Brent E. Miller Individually and as Co-Trustee of the
James J. and Sarah A. Miller Irrevocable Trust u/a
dated December 17, 2025

Ashley L Weaver
Witness 2 Signature:
Witness 2 Printed Name: Ashley L Weaver
Post Office Address: 9598 Chestnut Ave
East Sparta OH 44826

Derrick J Miller (Seal)
Derrick J. Miller, Individually and as Co-Trustee of the
James J. and Sarah A. Miller Irrevocable Trust u/a
dated December 17, 2025

State of Ohio
County of Holmes

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this
21 day of May, 2026, by Brent E. Miller and Derrick J. Miller, Individually and as Co-Trustees of the James J. and Sarah
A. Miller Irrevocable Trust u/a dated December 17, 2025, who is/are personally known to me or who produced
Drivers Lisence as identification.



Lydia Beth Hochstetler
Notary Public, State of Ohio
My Commission Expires
February 12, 2031

Lydia Beth Hochstetler
Notary Public
Print Name: Lydia Beth Hochstetler
My Commission Expires: February 12, 2031