

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073521 2 PG(S)**

6/1/2026 12:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3501130

Prepared By:

Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Return To:

Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Doc Stamp-Deed: \$3,990.00

Order No.. FL2606478

Property Appraiser's Parcel I.D. (folio) Number:
0856120007

WARRANTY DEED

THIS WARRANTY DEED dated this the 28th day of May, 2026, by Matthew A. Twombly and Barbara J. Twombly, husband and wife, whose post office address is 359 Edinburg Rd, Edinburg, ME 04448 (the "Grantor"), to Daniel T. Milso and Michele Milso, husband and wife, whose post office address is 139 Atkinson Drive, Bridgewater, MA 02324-3503 (the "Grantee").

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz:

Lot 15, Block G, Stillwater - Unit One, a Subdivision, as per plat thereof, recorded in Plat Book 41, Page 25, of the Public Records of Sarasota County, Florida

Subject to easements, restrictions, reservations and limitations of record, if any.

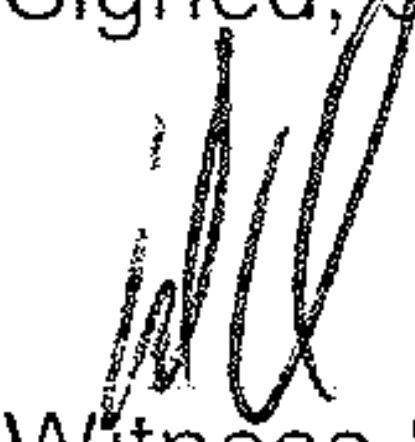
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

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 accruing subsequent to: 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

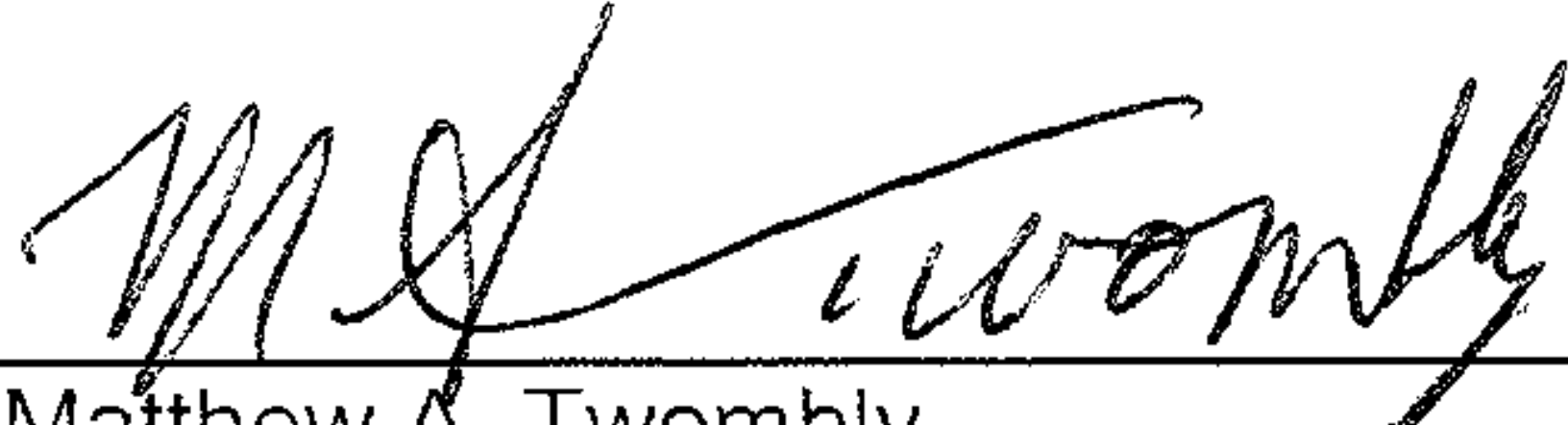
Signed, sealed and delivered in presence of:



Witness Signature

ERIK DUNIGAN
Printed Name of First Witness

2861 Placida Road, Unit B
Englewood, FL 34224
Address of First Witness



Matthew A. Twombly

Barbara Twombly
Barbara J. Twombly



Witness Signature

KIMBERLY GILBERT
Printed Name of Second Witness

2861 Placida Road, Unit B
Englewood, FL 34224
Address of Second Witness

STATE OF FLORIDA

COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of *P* Physical Presence or _____
Online Notarization on this 28th day of May, 2026 by Matthew A. Twombly and Barbara J Twombly, who
is personally known to me or produced *FL DL* as identification.



Notary Public

Printed Name: _____

My Commission Expires: _____
(SEAL)

