

6/9/2026 2:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505072

Doc Stamp-Deed: \$2,730.00

Consideration: \$390,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-49361-001

Property Appraiser's Parcel ID No.: 0459050050

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 9th day of June, 2026, by and between **Marshall Warren, an unmarried man, and Rima Brindamour, a married woman**, whose address is **241 president st, Brooklyn, NY 11231** (hereinafter "GRANTOR"), and **Jennifer Miller, a single woman**, whose address is **151 Partridge Dr, Southington, AK 06489** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOTS 1681 AND 1682, SOUTH VENICE, UNIT NO. 5, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Joselyn Garrastazu
Printed Name Joselyn Garrastazu
P.O. Address 9135 Dietz Elkhorn Rd
Boerne, TX 78015

GRANTOR:

Marshall Warren
Marshall Warren

Rima Brindamour

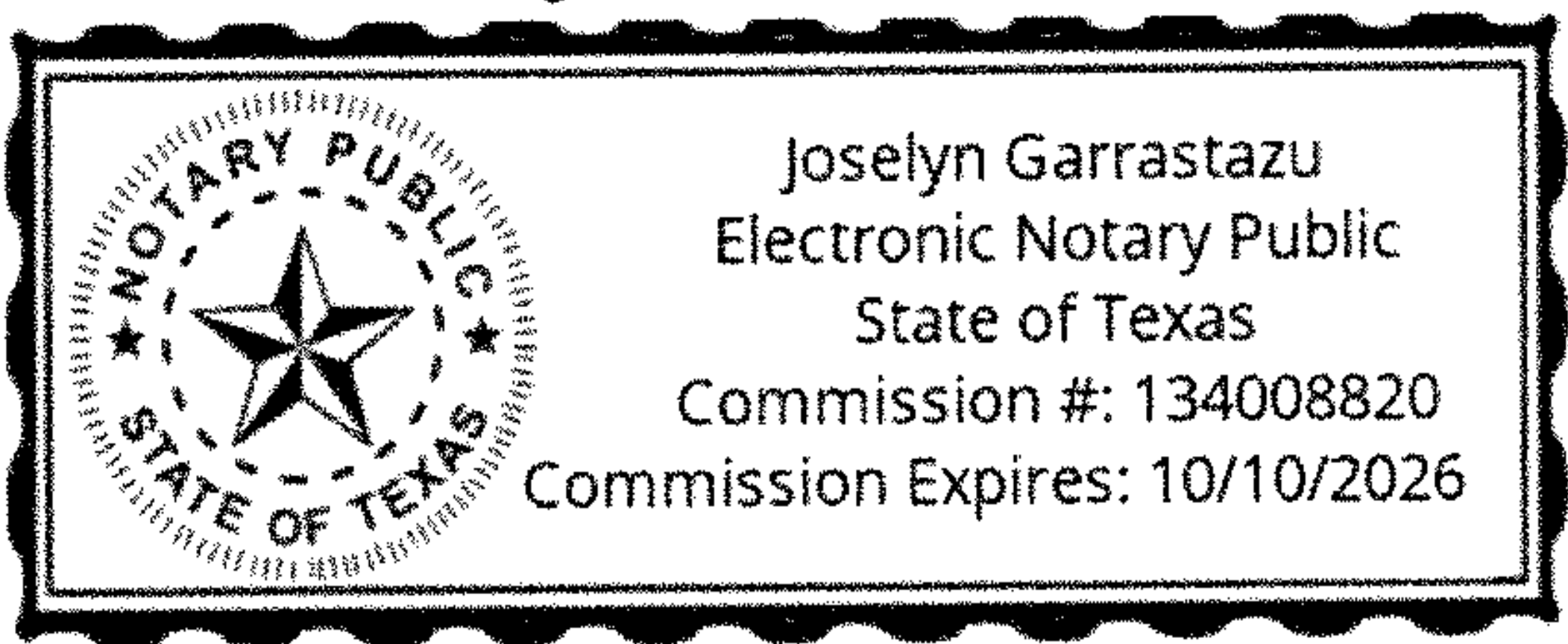
(2) Chantell Richard
Printed Name Chantell Richard
P.O. Address 4035 Teal Run Place Ct
Fresno, TX 77545

STATE OF ~~FLORIDA~~ ^{TX} Texas
COUNTY OF ~~SARASOTA~~ ^{BEXAR} Bexar

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 8 day of June, 2026, by Marshall Warren, ~~Rima Brindamour~~ and, () who is/are personally known to me or (X) who has/have produced driver license as identification.

Joselyn Garrastazu
Signature of Notary Public
Joselyn Garrastazu
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Stephanie Leandre

Printed Name Stephanie Leandre

P.O. Address 538 Bassett Dr

Kissimmee FL 34758

(2) Berjoh Elise Fullilove

Printed Name Berjoh Elise Fullilove

P.O. Address 3971 SW Laffite St

Port St. Lucie FL 34953

Marshall Warren

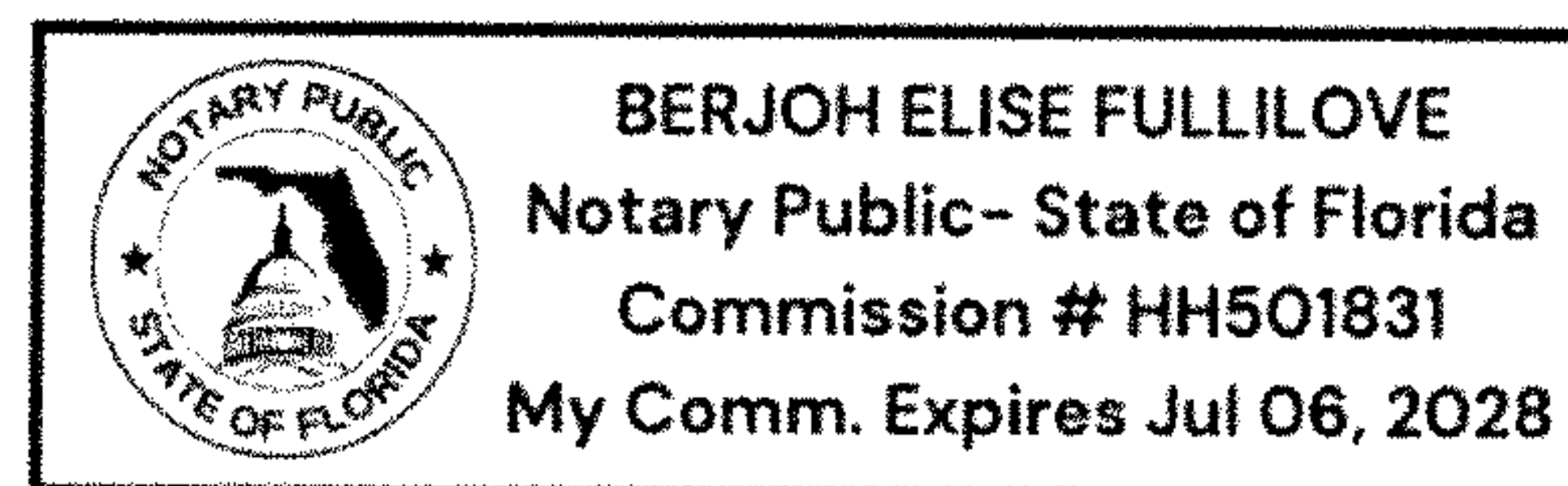
Rima Brindamour
Rima Brindamour

STATE OF FLORIDA
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization, this 8 day of June, 2026, by Marshall Warren, Rima Brindamour and , () who is/are personally known to me or ☒ who has/have produced driver license as identification.

Berjoh Elise Fullilove
Signature of Notary Public

Berjoh Elise Fullilove
Print, Type/Stamp Name of Notary



Online notarization using audio/video communication.