

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080105 2 PG(S)**

6/12/2026 12:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506616

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Doc Stamp-Deed: \$6,300.00

Order No.: FTPA26-160009

APN/Parcel ID(s): 0246120005

WARRANTY DEED

THIS WARRANTY DEED dated June 9, 2026, by Christopher Schrade and Christine Schrade, husband and wife, hereinafter called the grantor, to Tera Carmel Miiller and Justin Kirk Miiller, wife and husband, whose post office address is 3787 Eagle Hammock Dr, Sarasota, FL 34240, hereinafter called 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 the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 2515, Hammocks Unit Two, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 38, 38A through 38E, inclusive, 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 any wise appertaining.

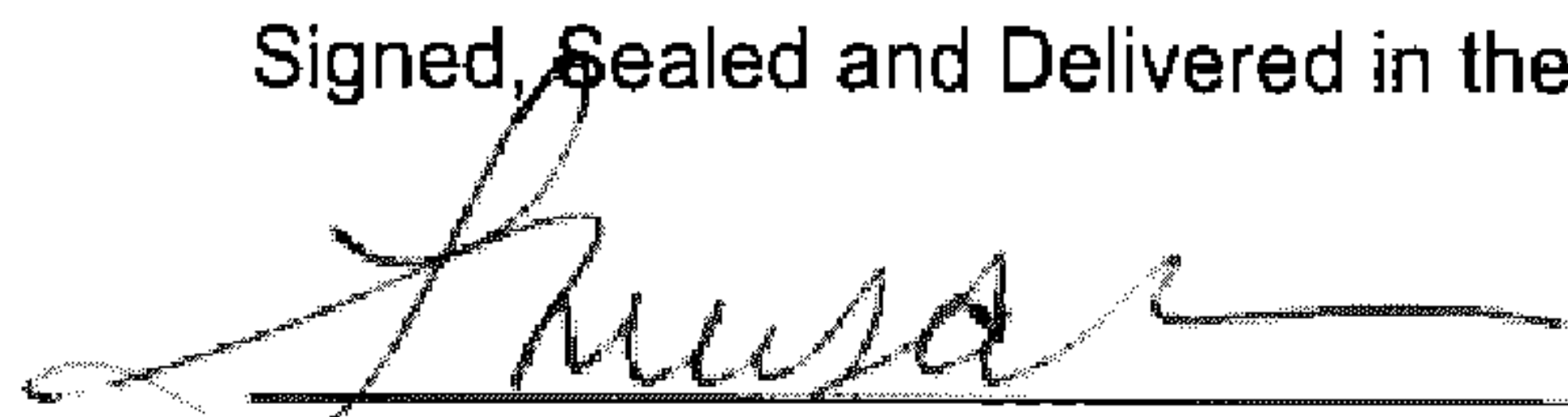
TO HAVE AND TO HOLD the same in Fee Simple forever.

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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature

Theresa A Reese
Print Name

Address: 189 Center Rd
Venice FL 33585



Christopher Schrade

Christine Schrade
Christine Schrade

Address: 3787 Eagle Hammock Dr
Sarasota, FL 34240



Witness Signature

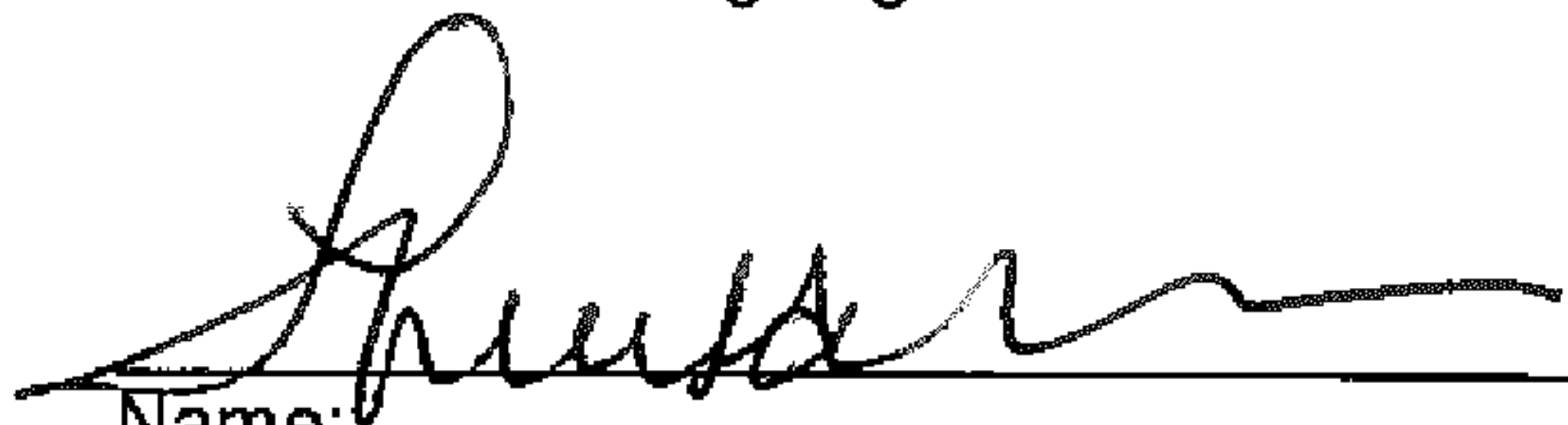
TRISTEN SZALBIRAK
Print Name

Address: 2001 SIESTA DR #202
SARASOTA, FL 34239

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of June, 2026, by Christopher Schrade and Christine Schrade, to me known to be the person(s) described in or who has produced FLDL as identification and who executed the foregoing instrument and they acknowledged that they executed the same.



Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

