

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080112 2 PG(S)**

6/12/2026 12:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506622

Prepared by and Return To:

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

Doc Stamp-Deed: \$420.00

Order No.: FTPA26-159664

APN/Parcel ID(s): 0449080045

WARRANTY DEED

THIS WARRANTY DEED dated June 10, 2026, by Richard A. Merriman, II and Gina L. Merriman, husband and wife, hereinafter called the grantor, to Habitat for Humanity South Sarasota County Inc., whose post office address is 280 Alligator Dr, Venice, FL 34293, 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 (s) 17530 and 17531, South Venice, Unit No. 66, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 45, 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:

Stephen Breton
Witness Signature #1

STEPHEN BRETON
Print Name

Address: 405 Western Ave
S. Portland ME, 04106

Sarah Black
Witness Signature #2

Sarah Black
Print Name

Address: 405 Western Ave
So. Portland ME, 04106

Richard A. Merriman, II
Richard A. Merriman, II

Gina L. Merriman
Gina L. Merriman

Address: 11 Mayberry Rd
Westbrook, ME 04092

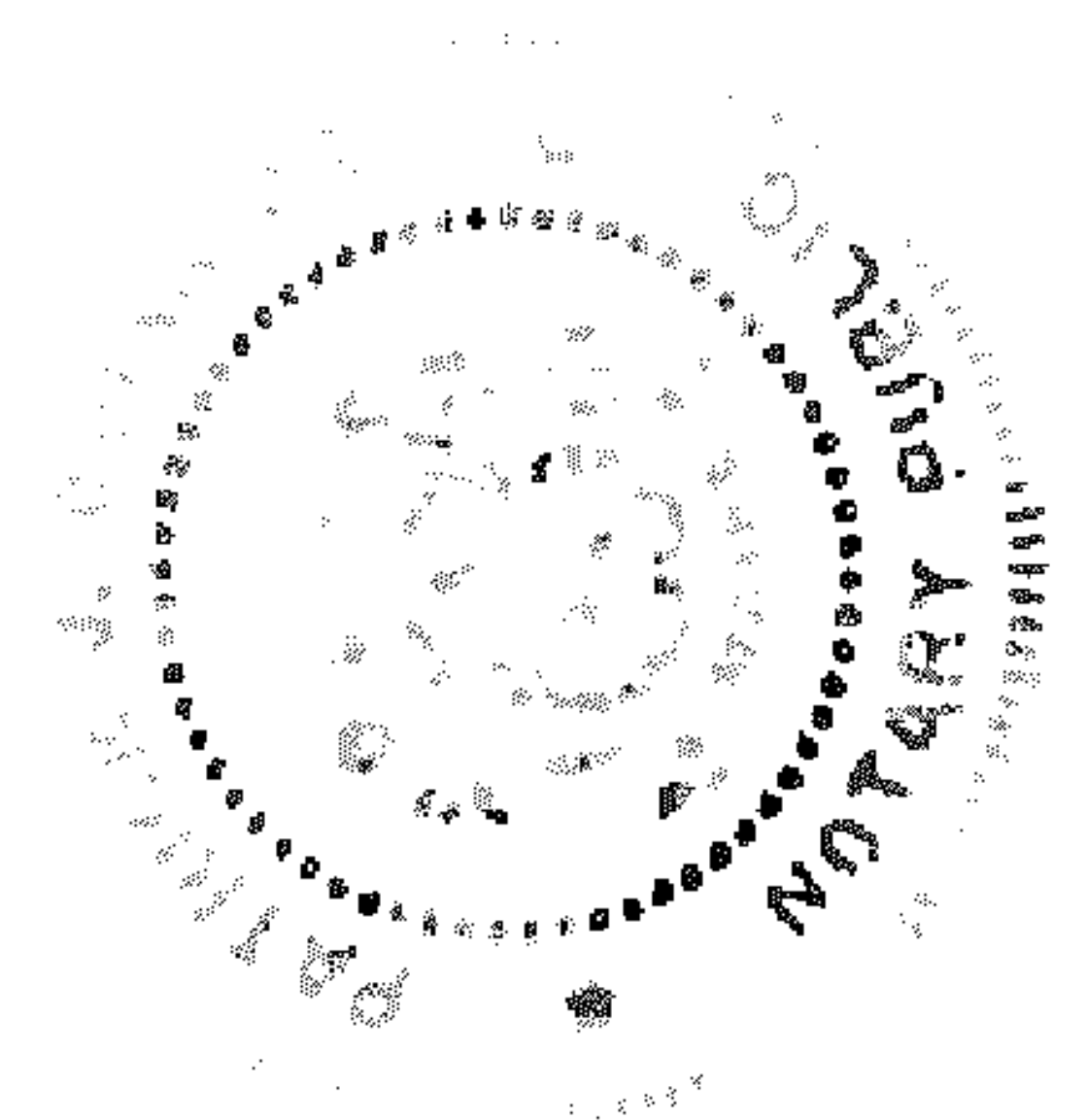
State of MAINE

County of Cumberland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 2026, by Richard A. Merriman, II and Gina L. Merriman, to me known to be the person described in or who has produced FLORIDA DRIVER'S LICENSE as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

Patrick J. Quinn Jr.
Notary Public
Print Name: PATRICK J. QUINN JR.
Notary Public in and for the State of MAINE
My Commission Expires: 6/10/2032

(SEAL)



PATRICK J. QUINN JR.
Notary Public, Maine
My Commission Expires
June 10, 2032