

6/15/2026 3:33 PM

PREPARED BY AND RETURN TO:

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3507515

Doc Stamp-Deed: \$1,190.00

WARRANTY DEED

This Warranty Deed is made by **Robert W. Herman, II**, a single man, whose post office address is: 1152 Kaayan Street North Port, FL 34288, hereinafter referred to as "Grantor", to **Joseph Migala and Patricia Migala**, husband and wife, whose post office address is: 397 Circlewood Dr. Venice, FL 34293, hereinafter collectively referred to as "Grantee".

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in **Sarasota County, Florida**:

Unit Z-1, CIRCLE WOODS OF VENICE, SECTION I (formerly known as Circle Woods of Venice, Section Five), a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1409, Page 1657, as thereafter amended, and as per Plat thereof recorded in Condominium Book 15, Page 32 and 32A, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number of the above described real property is **0461095042**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on this 12 day of June, 2026.

WITNESSES:

Michael Fitzgerald
Print Name: MICHAEL FITZGERALD

Address:

1800 STAMIAHI TRAIL
VENICE, FL 34293

Print Name:

Kathy Morgan

Address:

2639 Freeland Rd #203
Sarasota FL 34237

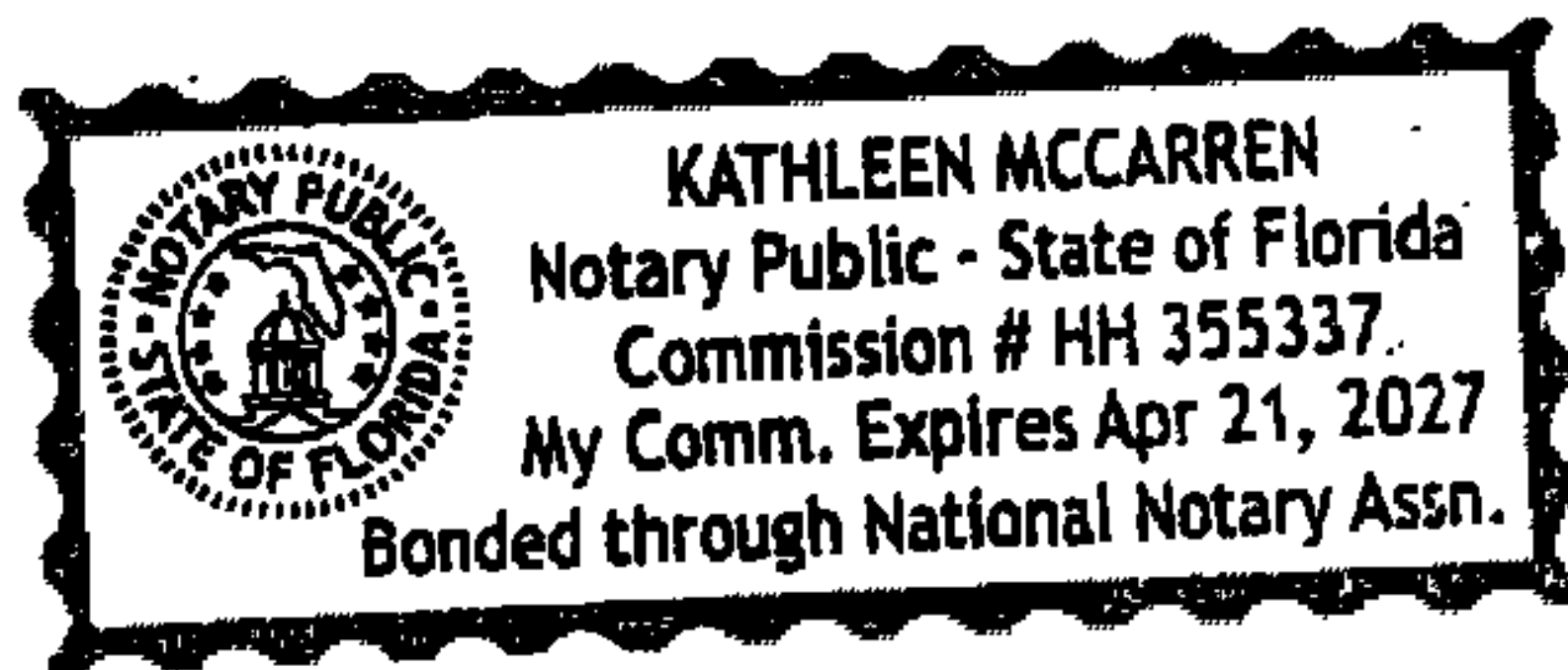
STATE OF
COUNTY OF

Florida
Sarasota

Robert W. Herman II, by
Jada A. Campbell, his attorney-in-fact

Robert W. Herman, II, by Jada A.
Campbell, his Attorney-in-Fact

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of June, 2026, by **Jada A. Campbell**, as **Attorney-in-Fact for Robert W. Herman, II**, who is (Notary choose one) ☐ personally known to me, or ☒ who has produced *driver's license* as identification.



Kathleen McCarren

Notary Public

Print Name: Kathleen McCarren

My Commission Expires: 4/21/27