

6/18/2026 1:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509535

Doc Stamp-Deed: \$3,045.00

Prepared by and Recording requested by:

John Wickman

Wickman Law Group PLLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: WLG-3190.19Z

Consideration: \$435,000.00

## Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 18, 2026 **Zachary Lesmerises, joined by his spouse Brittany Targaszewski**, (henceforth referred to as “Grantor”) of **175 Houle Avenue, Sarasota, FL 34232**, for consideration paid, grant to **Wayne Miller and LeAnna Miller, husband and wife**, (henceforth referred to as “Grantee”) of **4926 Preston Way, Sarasota, FL 34232**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

LOT 12, CEDAR HOLLOW 3, ACCORDING TO THE PLAT THEREOF RECORDED AT  
PLAT BOOK 30, PAGE 38, IN THE PUBLIC RECORDS OF SARASOTA COUNTY,  
FLORIDA.

**Parcel ID 0045070005**

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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: December 31, 2025.

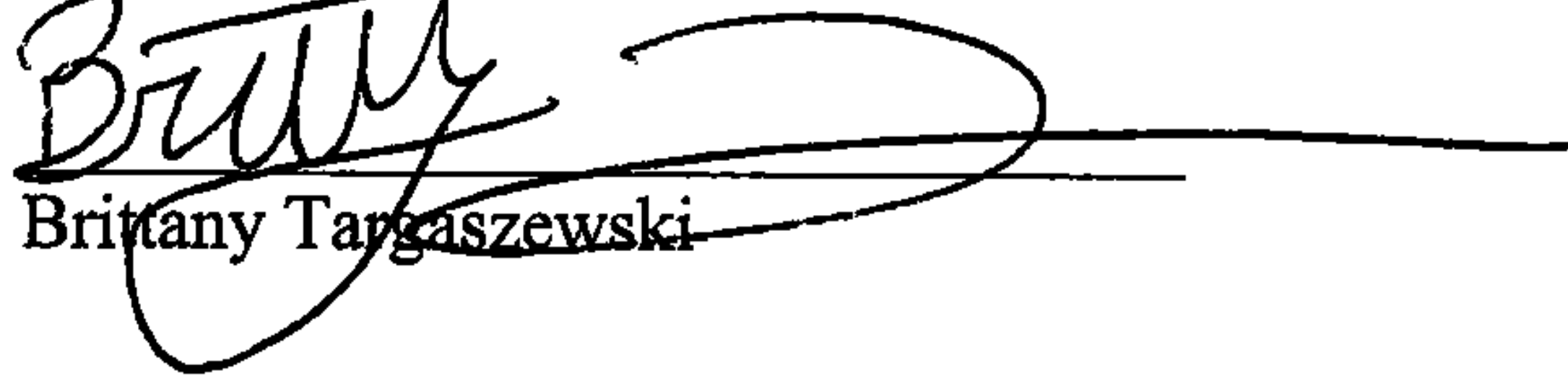
(Signature and notary page to follow)



(Signature and notary page for Warranty Deed)

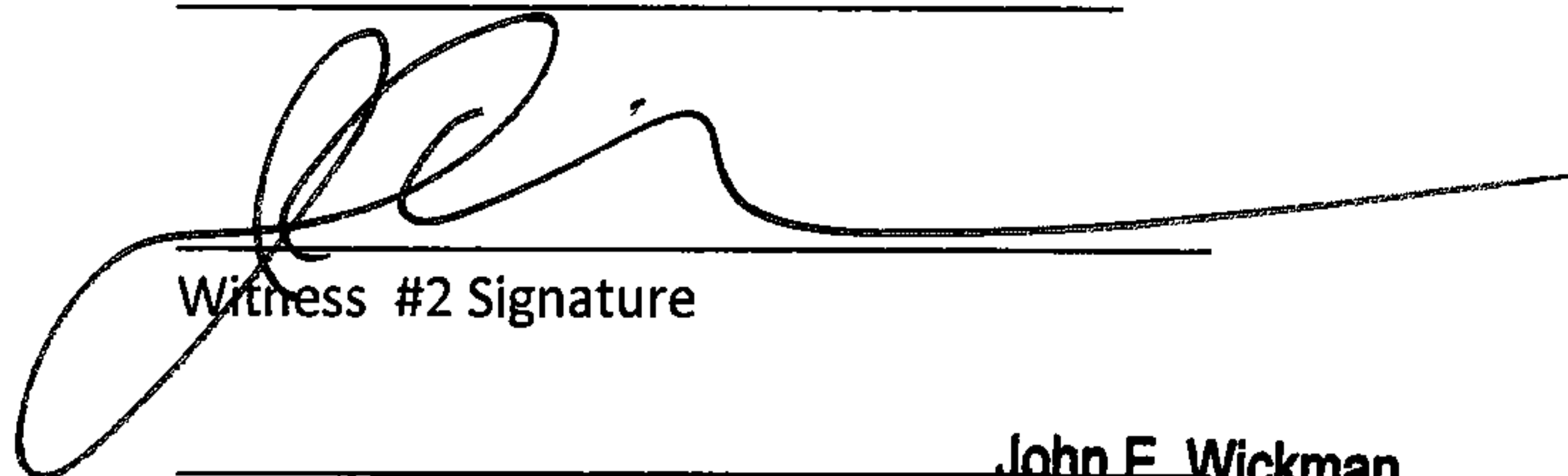
In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 17th day of June, 2026.

  
Zachary Lesmerises

  
Brittany Targaszewski

  
Witness #1 Signature

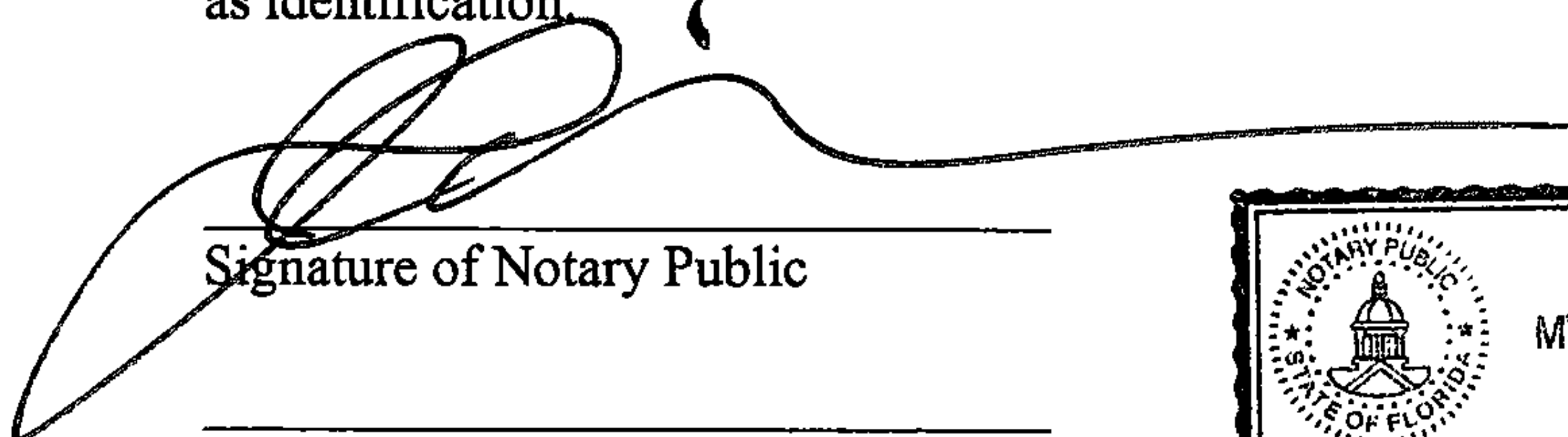
Witness #1 Printed Name Heather M. Mathews  
P.O. Address: 46 N Washington Blvd #15  
Sarasota, FL 34236

  
Witness #2 Signature

Witness #2 Printed Name John E. Wickman  
P.O. Address: 46 N Washington Blvd #15  
Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 17th day of June, 2026, by Zachary Lesmerises, joined by his spouse Brittany Targaszewski ( ) who is/are personally known to me or (X) who has/have produced FL ID as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

