

Consideration: \$465,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49327-001

6/18/2026 1:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3509594

Doc Stamp-Deed: \$3,255.00

Property Appraiser's Parcel ID No.: 2021-03-0145

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 17th day of June, 2026, by and between **PATRICIA M. FOSTER, A SINGLE WOMAN**, whose address is **2944 Novus Street, Sarasota, FL 34237** (hereinafter "GRANTOR"), and **MATTHEW J. MILLER AND LIZA MILLER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **111 Skymark Lane, Sewickley, PA 15143** (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:

LOT 158, GLEN OAKS MANOR HOMES, PHASE II, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 28, PAGES 10, 10A THROUGH 10H, IN 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.

(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:

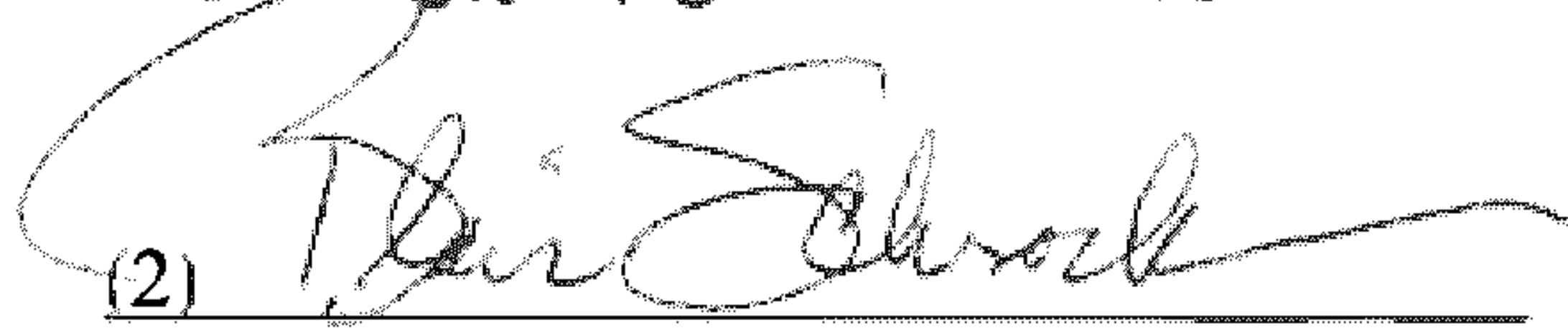
GRANTOR:


Patricia M. Foster

(1) 

Printed Name Mallory Bauer

P.O. Address 3700 S TAMiami
Sarasota FL 34239

(2) 

Printed Name BLAIR SCHROCK

P.O. Address 3903 CENTER GATE CIL.
SARASOTA, FL 34233

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 15th day of June, 2026, by Patricia M. Foster, () who is/are personally known to me or (X) who has/have produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

