

6/25/2026 4:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512630

Consideration: \$783,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Gabriele Bodanza, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202

Property Appraiser's Parcel ID No.: 0056-10-0039

Doc Stamp-Deed: \$5,481.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 24th day of June, 2026, by and between **WILLIAM NUSSBAUM, III AND LINDSEY OLINE NUSSBAUM, HUSBAND AND WIFE**, whose address is **2191 Ringling Boulevard, Sarasota, FL 34237** (hereinafter "GRANTOR"), and **METTE MILLAND, TRUSTEE OF THE METTE MILLAND REVOCABLE TRUST DATED SEPTEMBER 23, 2024**, whose address is **7104 Switchgrass Trail, Bradenton, FL 34202** (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 19, BLOCK 62, SOUTH GATE, UNIT NO. 16, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 49, 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(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:

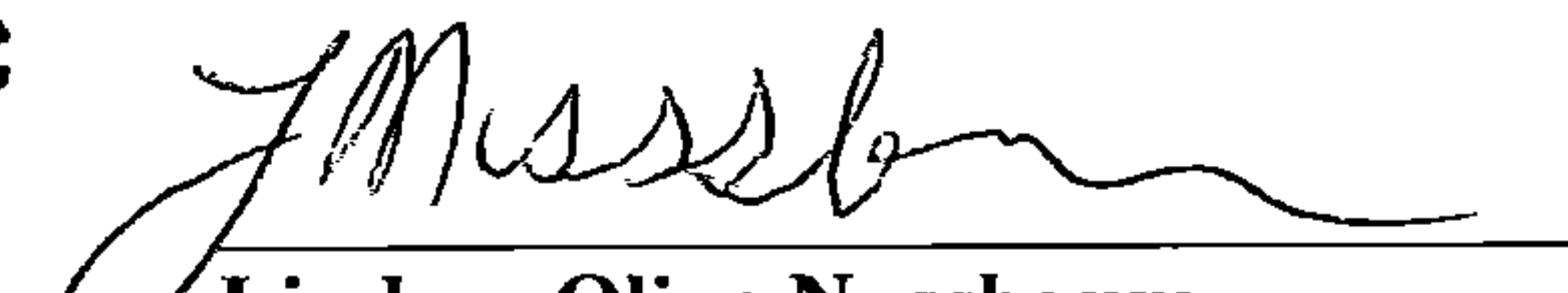
GRANTOR:

(1) 

Printed Name Gabriele Bodanza

P.O. Address Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota, FL 34239


William Nussbaum, III


Lindsey Oline Nussbaum

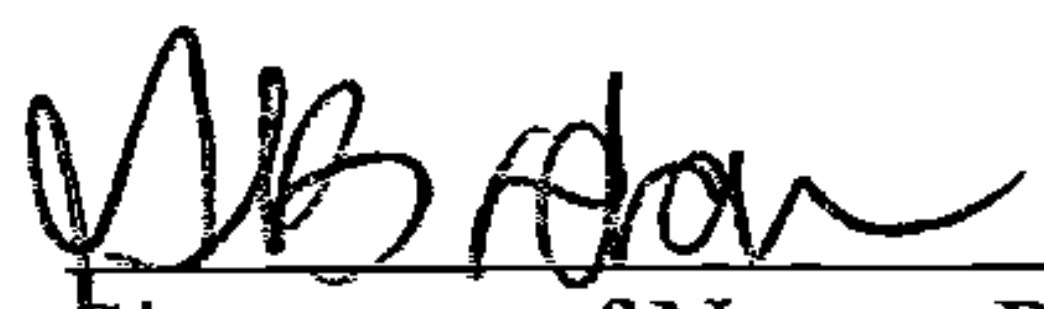
(2) 

Printed Name CAROLINA ROCHA-JASE

P.O. Address Berlin Patten Ebling, PLLC
3700 South Tamiami Trail
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA ^{GB}

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 24th ^{23rd} day of June, 2026, by William Nussbaum, III and Lindsey Oline Nussbaum, () who is/are personally known to me or (☒) who has/have produced DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

