

7/10/2026 12:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518189

Prepared by and return to:
ROGER H. MILLER III, ESQUIRE
FARR LAW FIRM P.A.
99 Nesbit Street
Punta Gorda, FL 33950

Doc Stamp-Deed: \$1,960.00

Parcel Identification No. 1142259708

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of July, 2026 between MELISSA A. ARNOLD f/k/a MELISSA A. REDMAN and SETH ARNOLD, wife and husband, whose post office address is 2815 Escambia Circle, North Port, FL 34288, grantor, and MIGUEL A. NIEVES III and MARIA V. NIEVES, husband and wife, as an estate by the entireties with the right of survivorship, whose post office address is 2815 Escambia Circle, North Port, FL 34288, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 8, Block 2597, Fifty-First Addition to Port Charlotte Subdivision, according to the map or plat thereof as recorded in Plat Book 21, Page 8, Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements and limitations of record, if any, but this provision shall not operate to reimpose same, and further subject to taxes for 2026.

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.

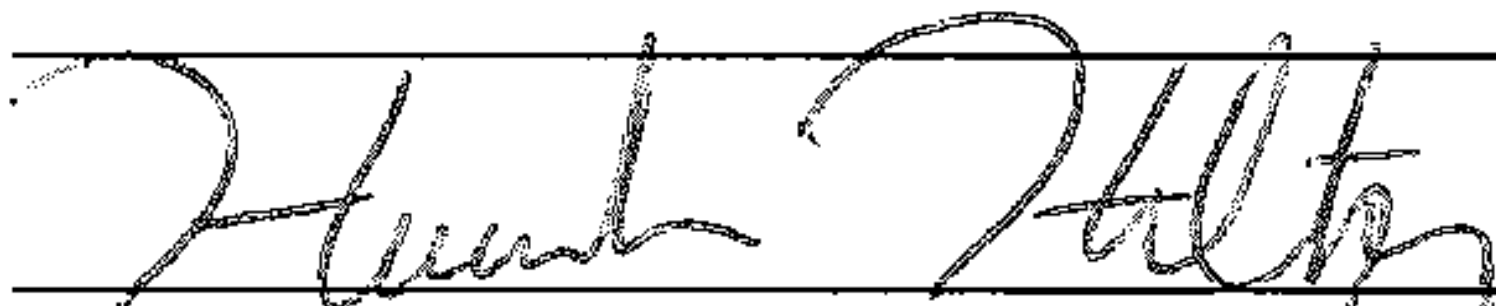
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)


1st Witness Signature
Print Name: Roger H. Miller III
Address: 99 Nesbit St, Punta Gorda, FL 33950


MELISSA A. ARNOLD f/k/a MELISSA A. REDMAN

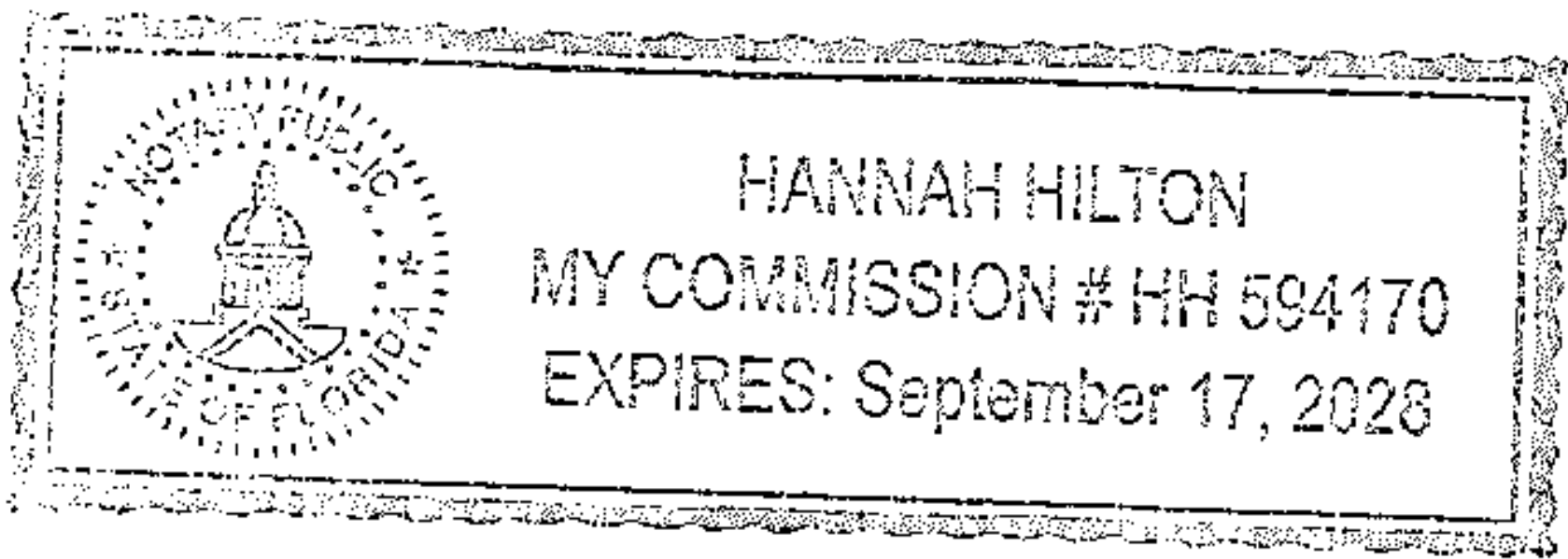
SETH ARNOLD


2nd Witness Signature
Print Name: Hannah L. Hilton
Address: 99 Nesbit St, Punta Gorda, FL 33950

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 1 day of July, 2026, by MELISSA A. ARNOLD f/k/a MELISSA A. REDMAN and SETH ARNOLD, (☐) who are personally known to me or (☒) who have produced Driver's License as identification.


Signature of Notary Public
Hannah L. Hilton
Print, Type/Stamp Name of Notary
My Commission Expires:



(Affix Notary Seal)