

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094215 2 PG(S)**

Prepared by and return to:

Eric Fleming
The Law Offices of Eric C. Fleming, PA
5011 Ocean Boulevard
305
Sarasota, FL 34242

7/10/2026 1:14 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3518310

File No 35Sandy

Doc Stamp-Deed: \$5,950.00

Parcel Identification No 0080081006

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of July, 2026 between **George P. Mills, a single man**, whose post office address is 2 West 67th Street, #8, New York, NY 10023, of the County of New York, New York, Grantor, to **Ryan Suplee, a single man**, whose post office address is 4433 Riverwood Avenue, Sarasota, FL 34231, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Unit 2A, SANDY COVE, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 691, Page 348, as amended, and as per the plat thereof recorded in Condominium Book 2, Page 20, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Maureen Blue POA George Mills
George P. Mills by Maureen Bluedorn, Attorney-In-Fact

Martha E. McGannon
WITNESS
PRINT NAME: Martha E. McGannon

Helen Holway
WITNESS
PRINT NAME: Helen Holway

22 Ward Rd.
Kennebunkport, ME 04046
WITNESS 1 ADDRESS

39 Belknap St.
Somerville, MA 02141
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 15th day of July, 2026, by Maureen Bluedorn, as Attorney-In-Fact for George P. Mills, (☒) who is/are personally known to me or (☐) who has/have produced a valid drivers license as identification.

Martha E. McGannon
Signature of Notary Public

Martha E. McGannon
Print, Type/Stamp Name of Notary

Martha E. McGannon
Notary Public, State of Maine
My Commission Expires March 01, 2028