

Consideration: \$500,000.00
Documentary Stamps: \$3,500

7/22/2026 2:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523120

Doc Stamp-Deed: \$3,500.00

Prepared by and return to:

Mariah Miller

M.L. Miller Law, PLLC 625

Tamiami Trail N Venice, FL

34285

File Number: 2026-9

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of July, 2026 between Kirk Sumner Nottingham and Karin B. Nottingham, Husband and Wife whose post office address is 240 Danube Ave, No 7, Tampa, FL 33606 grantor, and William Thiele and Donna Thiele, Husband and Wife, as an estate by the entirety whose post office address is 2173 Weaver Bird Lane, Venice, FL 34292, 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, situated, lying and being in Sarasota County, Florida to-wit:

Lot 1309 of STONEYBROOK AT VENICE, UNIT 2, according to the plat thereof as recorded in Plat Book 45, Page 14, Public Records of Sarasota County, Florida.

Parcel Number: 0755021309

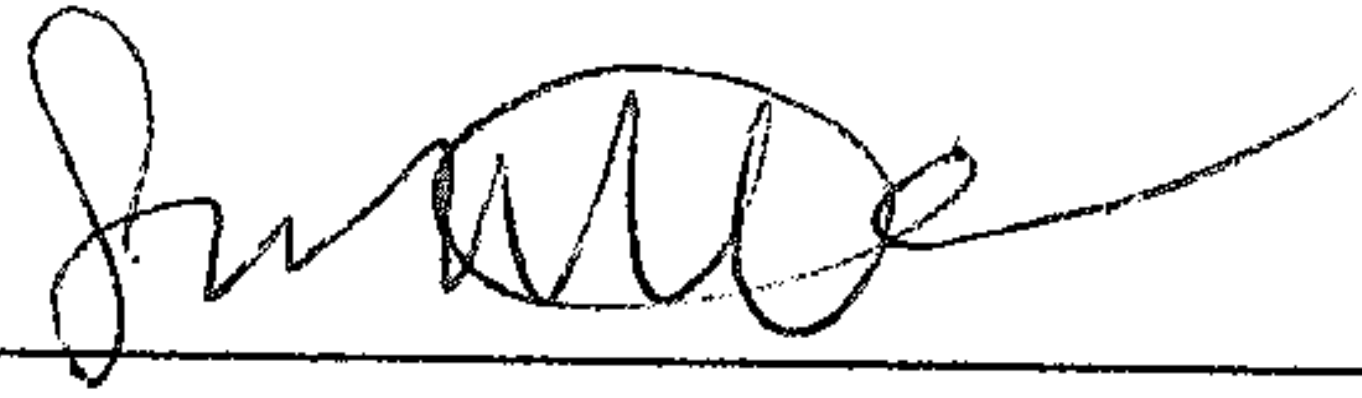
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

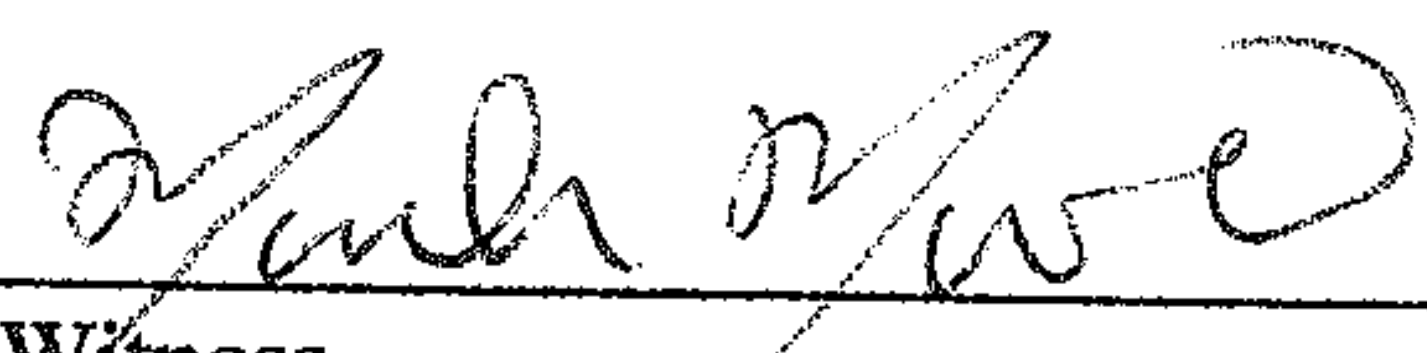
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025.

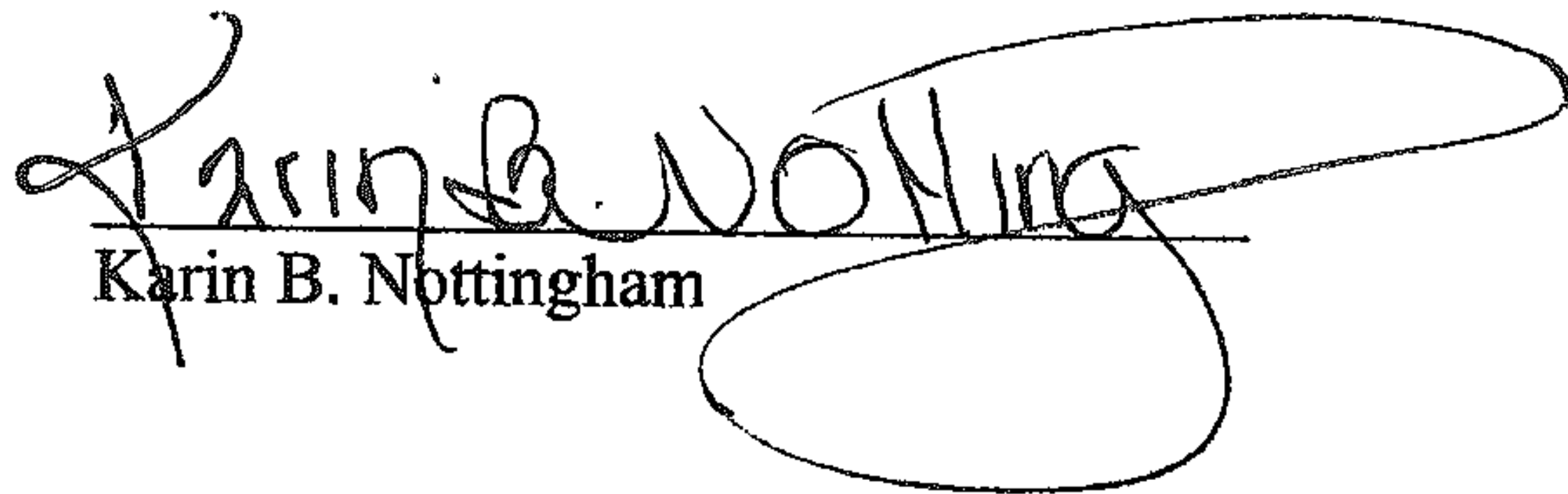
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Santa Hattiwansa
P.O. Address: 240 Danube Ave #15
Tampa FL 33606


Kirk Sumner Nottingham


Witness
Printed Name: Mariah Miller
P.O. Address: 625 Tamiami Trl N
Venice FL 34285

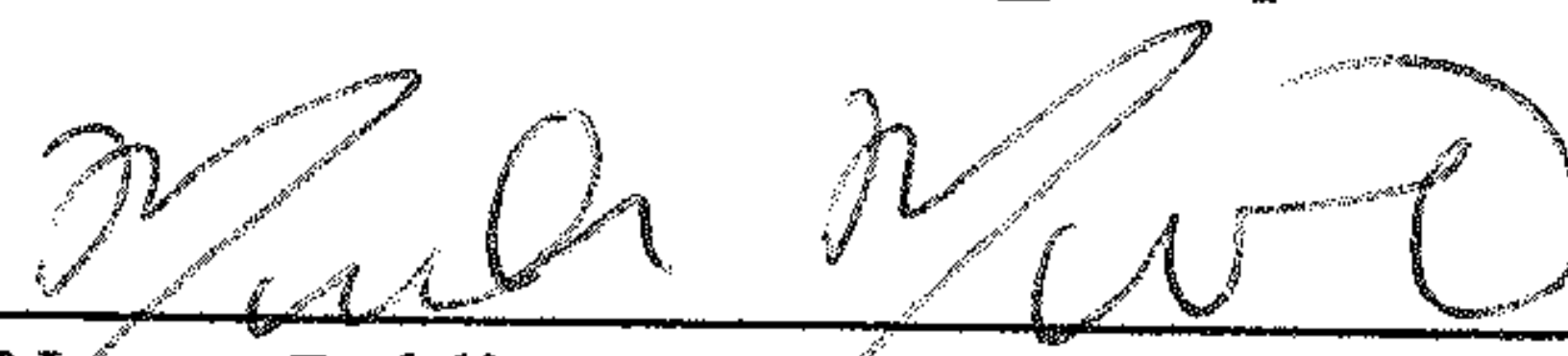

Karin B. Nottingham

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2026 by Kirk Sumner Nottingham and Karin B. Nottingham who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]




Notary Public
Print Name: Mariah Miller
My Commission Expires: 11/6/2029