

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026101149 2 PG(S)

7/24/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3524225

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 319666-423422

Doc Stamp-Deed: \$6,125.00

Consideration: \$875,000.00
Doc Stamps: \$6,125.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 24th day of July, 2026, by Jeffrey L. Miraglia, joined by his spouse, Erika Miraglia ("Grantor") to Lori Archer and Logan Archer, husband and wife, whose post office address is 2492 Waterview Court, Sarasota, FL 34231 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 16, RIVERVIEW MANOR, a Subdivision, according to the plat thereof recorded in Plat Book 34, Page 35, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0085100033.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign:

Witness#1 Print:

Witness #1 Address:

Witness#2 Sign:

Witness#2 Print:

Witness #2 Address:

Jeffrey L. Miraglia

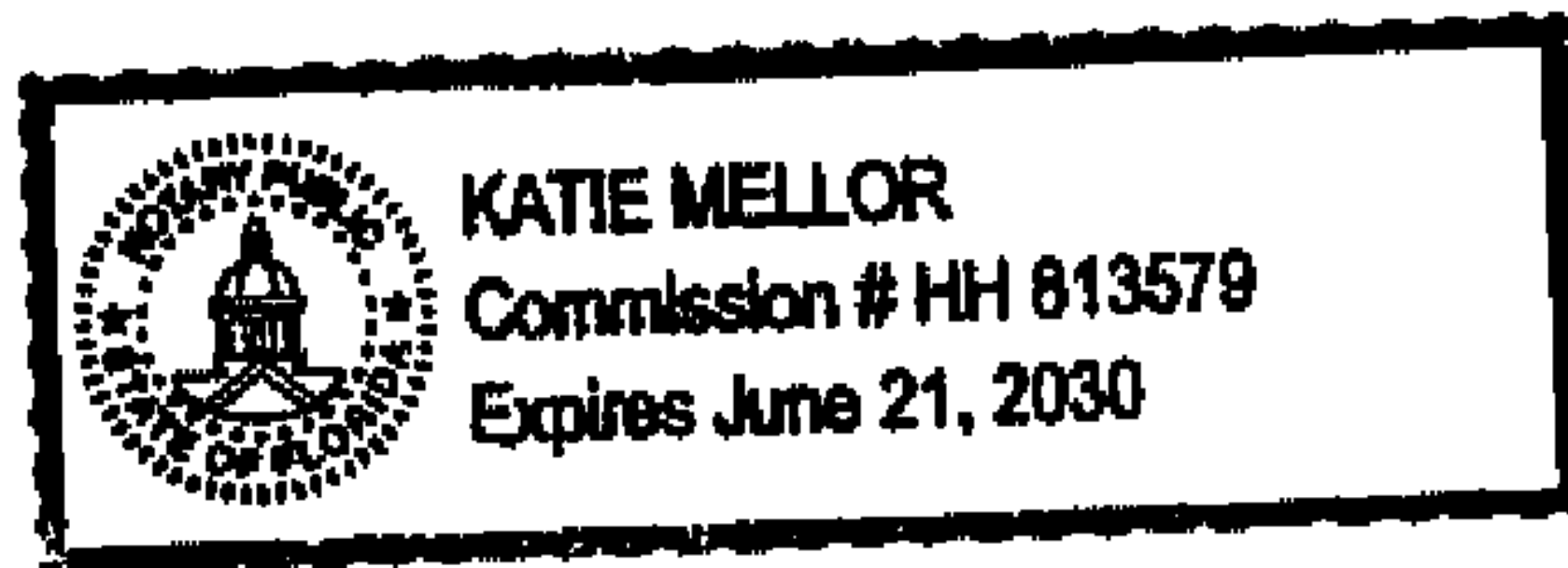
Address: 7742 Silver Bell Drive
Sarasota, FL 34241

Erika Miraglia

Address: 7742 Silver Bell Drive
Sarasota, FL 34241

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of July, 2026, by Jeffrey L. Miraglia and Erika Miraglia.



Notary Public

Print Name:

My Commission Expires:

Personally Known _____ (OR) Produced Identification ☒

Type of identification produced FL DL