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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529342

Prepared by and return to:

T. Thomas Shirley

Attorney at Law

Dunkin & Shirley, P.A.

170 West Dearborn Street

Englewood, FL 34223

941-474-7753

File Number: 317-26

Doc Stamp-Deed: \$2,520.00

Warranty Deed

This Warranty Deed made this 5th day of August, 2026 between Linda C. Matteson, an unremarried widow and surviving spouse of Donald E. Matteson whose post office address is 511 Warwick Drive, Venice, FL 34293, grantor, and Robert Huff Miller and Heidi Rochelle Miller, husband and wife whose post office address is 2512 Johnston Road, Columbus, OH 43220, 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 33, HOURGLASS LAKE ESTATES, according to the plat thereof recorded in Plat Book 25, Page(s) 45-45A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0461100023

The undersigned hereby affirms that she and Donald E. Matteson were husband and wife on the date they acquired the above described property and continuously thereafter without interruption until the death of Donald E. Matteson on December 21, 2005.

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

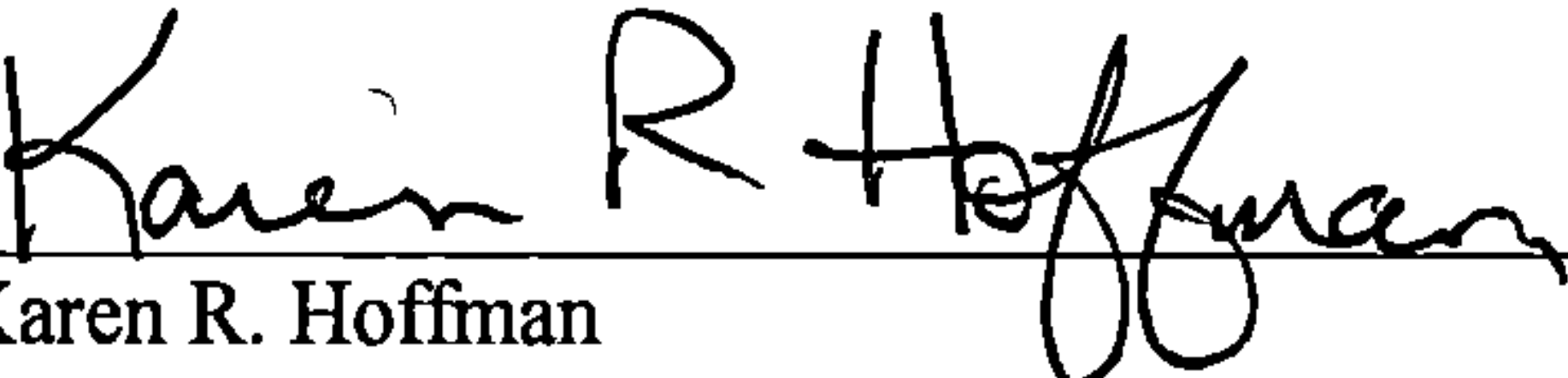
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

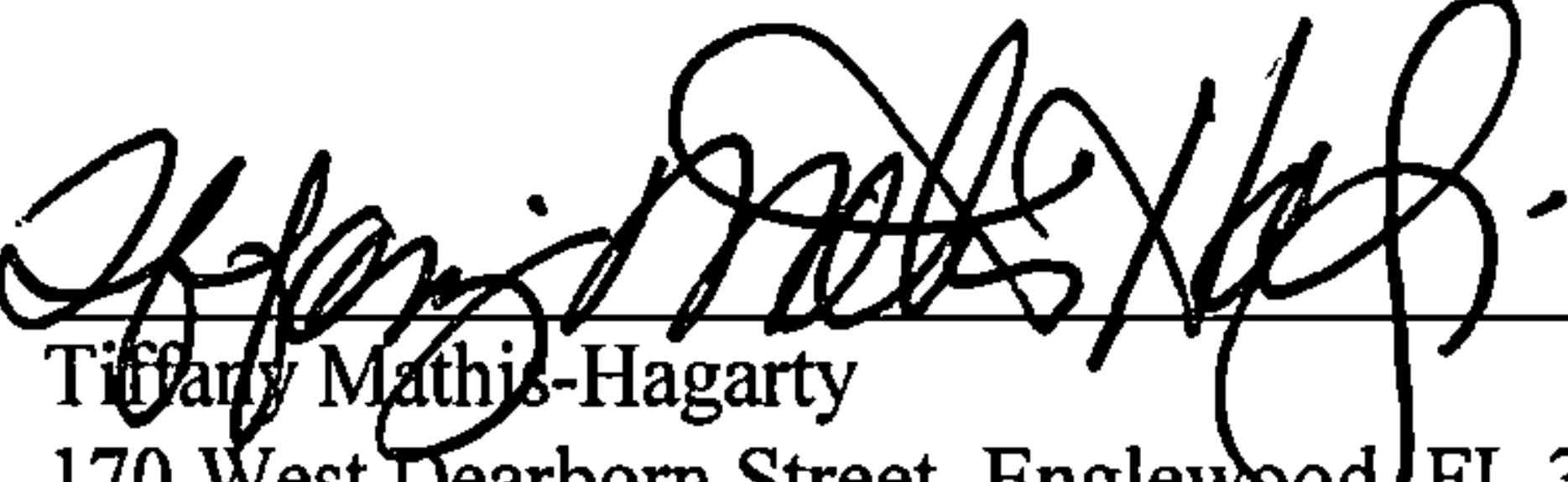
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:


Karen R. Hoffman
170 West Dearborn Street, Englewood, FL 34223

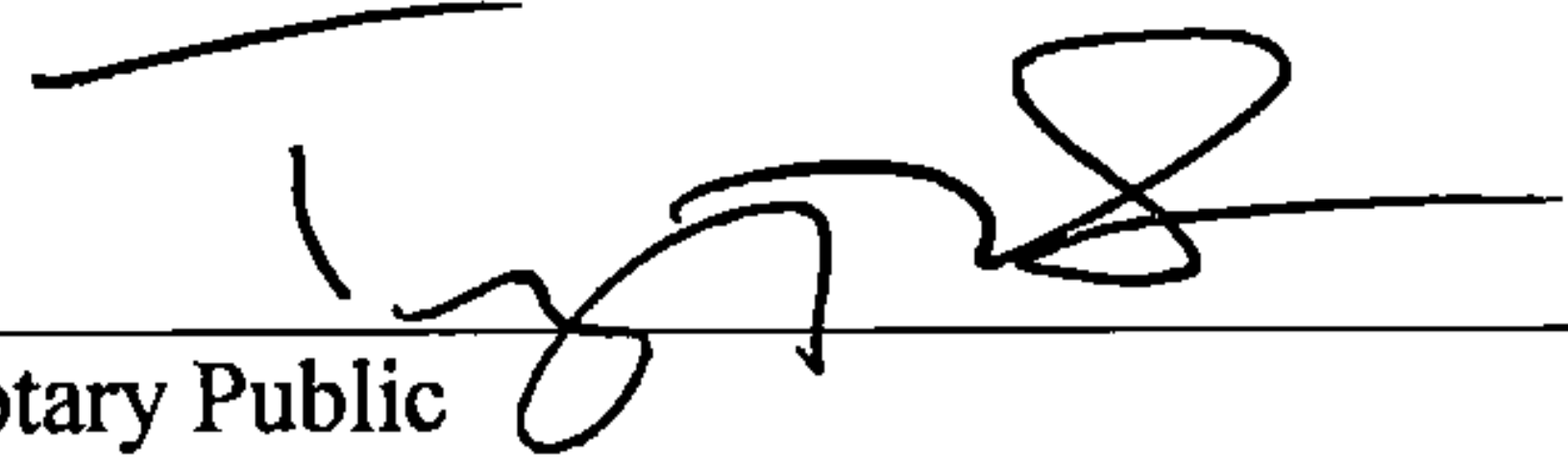
 (Seal)
Linda C. Matteson


Tiffany Mathis-Hagarty
170 West Dearborn Street, Englewood, FL 34223

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of August, 2026 by Linda C. Matteson, who ☐ is personally known or ☒ has produced a Florida driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Tracy Thomas Shirley

My Commission Expires: August 10, 2029

