

Prepared by and return to:

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407-706-6700  
File Number: 1200-401

8/17/2026 1:10 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3533390

Doc Stamp-Deed: \$980.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 17 day of August, 2026 between Michael Stewart Uphouse and Jennifer Ann Flynn, husband and wife, whose post office address is 5105 Walnut Ridge Drive, Orlando, Florida 32829, grantors, and Richard David Uphouse, a single person, whose post office address is 1703 Bonitas Circle, Unit 1734-A, Venice, Florida 34293, and Sally Ann Uphouse, a single person, whose post office address is 1703 Bonitas Circle, Unit 1734-A, Venice, Florida 34293, as tenants in common, 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 grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantors 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:

Unit 1734A of VILLA NOVA, A CONDOMINIUM, PHASE 3, according to the Declaration of Condominium thereof, recorded in Official Records Book 1306, Page 578, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0437-12-4019

**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 grantors hereby covenants with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors 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, 2026.

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

*[Signatures on the following page]*

Signed, sealed and delivered in our presence:

Grantors:

Aaron Nedlan

Witness Name: Aaron Nedlan

Witness Address: 130 Remington Dr., Suite 1000  
Oviedo, Florida 32765

Michael Stewart Uphouse (Seal)  
Michael Stewart Uphouse

Stephanie Wells

Witness Name: Stephanie Wells

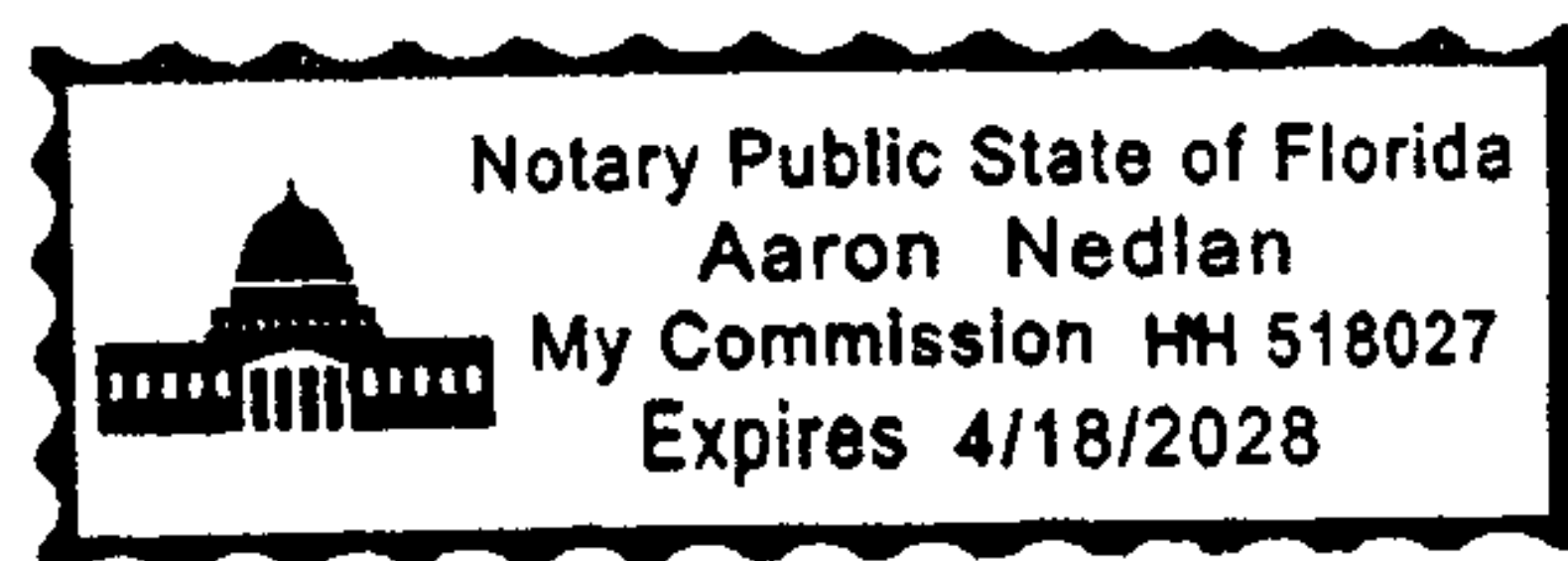
Witness Address: 130 Remington Dr., Suite 1000  
Oviedo, Florida 32765

Jennifer Ann Flynn (Seal)  
Jennifer Ann Flynn

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 17 day of August, 2026 by Michael Stewart Uphouse and Jennifer Ann Flynn, [☐] who are personally known to me or [☒] who have produced a FDL as identification.

[Notary Seal]



Aaron Nedlan

Notary Public

Printed Name: Aaron Nedlan

My Commission Expires: 4/18/28