

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115441 2 PG(S)**

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29532

8/24/2026 4:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3536619

Consideration: \$165,000.00

Doc Stamp-Deed: \$1,155.00

General Warranty Deed

Made this August 24, 2026 By **Henry C. Hueber, III and Felix A.R. Power, a married couple**, whose post office address is: 430 Bay St NE Apt 609, Saint Petersburg, Florida 33701, hereinafter called the Grantor, to **Ronald D. Miller and Fannie M. Miller, husband and wife**, whose post office address is: 1809 Vera PL #8, Sarasota, Florida 34235, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Villa 8, STRATHMORE VILLA CONDOMINIUM APARTMENTS SECTION ONE, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 503, Pages 354 through 381, as amended in Condominium Plat Book 1, Page 12, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0041131008**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, 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
DEED Individual Warranty Deed - Legal on Face

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29532

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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Aileen Martinez
Witness # 1 Printed Name: Aileen Martinez
Post Office Address: 670 W 71st PL Hialeah, FL 33014

Henry C Hueber III (Seal)
Henry C. Hueber, III

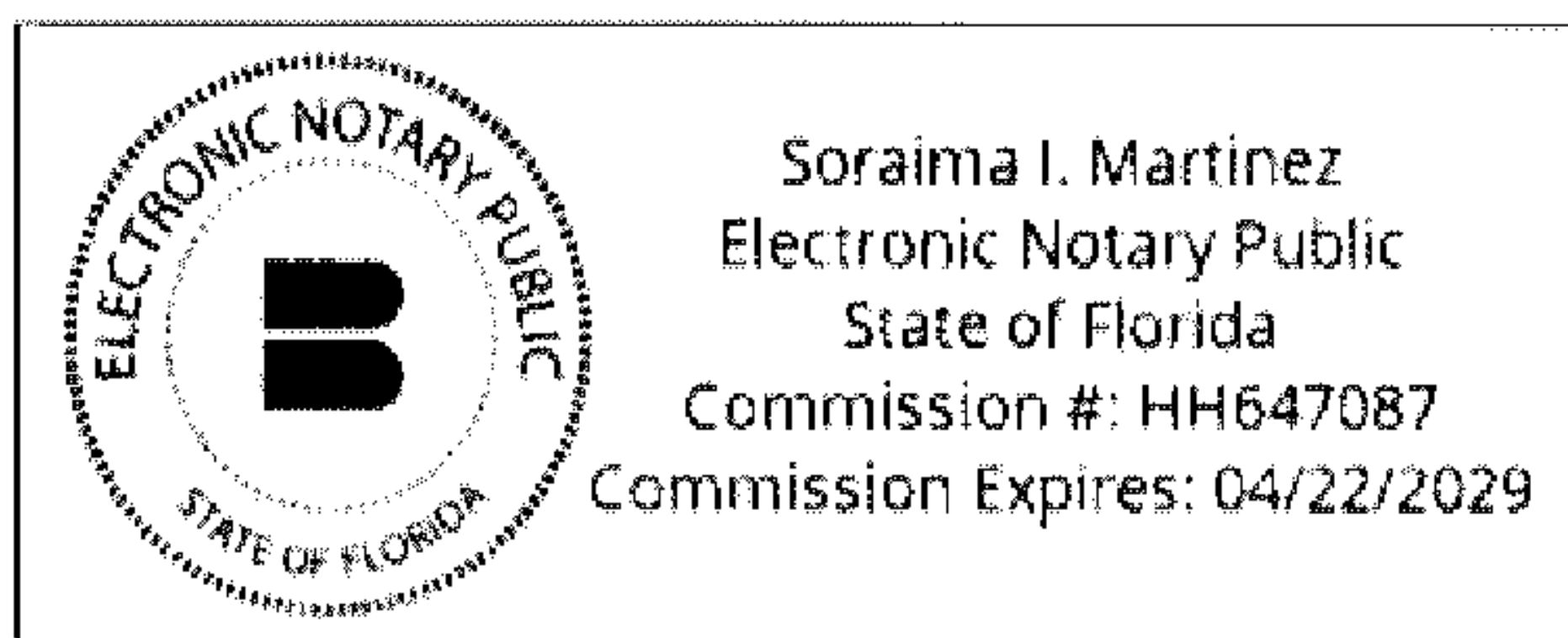
Witness Signature: Soraima I. Martinez
Witness # 2 Printed Name: Soraima I. Martinez
Post Office Address: 670 W 71st PL Hialeah, FL 33014

Felix A R Power (Seal)
Felix A.R. Power

State of Florida
County of Miami-Dade

I am a Notary Public of the State of Florida, and my commission expires on 04/22/2029. The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this August 18, 2026, by Henry C. Hueber, III and Felix A.R. Power, a married couple, who is/are personally known to me or who produced Driver License as identification.

Notarized online using audio-video communication technology



(SEAL)

Soraima I. Martinez
Notary Public Soraima I. Martinez
My Commission Expires: 04/22/2029