

Prepared by/Return to:  
Cemo Title Services, LLC  
Mitzi Cemovich  
1000 Tamiami Trail S.  
Venice, FL 34285  
941-485-1110 (tel)  
941-237-4977(fax)

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026116044 2 PG(S)

8/25/2026 3:45 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3537125

Doc. Stamps – \$1,365.00  
PID No. 0171101008

Doc Stamp-Deed: \$1,365.00

## WARRANTY DEED

This Indenture, made on August 24, 2026 by **JUSTIN M. WHEELER and TARA M. WHEELER, husband and wife**, whose post office address is: 2254 Lakewood Dr., Nokomis, Florida 34275, hereinafter called the GRANTOR, to **298 PROPERTIES LLC, a Florida limited liability company**, whose post office address is: 365 N. Havana Road, Venice, Florida 34292 hereinafter called the GRANTEE:

*(the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to the instrument and the legal representatives or assigns of individuals and the successors and assigns of corporations.)*

**Witnesseth**, that 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, viz:

**Unit Number 8, Southbridge Professional Plaza, a Condominium according to the Declaration of Condominium Recorded in Official Records Instrument Number 2000026012 and amendments thereto, and as per plat thereof recorded in Condominium Plat Book 36, pages 42 and 42A, and amendments thereto, of the Public Records of Sarasota County, Florida**

The property is NOT the homestead of the GRANTOR (s) under the laws and Constitution of the State of Florida. **Together** with all 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. Subject, however, to taxes for the current year, zoning and other prohibitions and regulations imposed by governmental authorities, and easements, restrictions and reservations of records.

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

**Signed, sealed and delivered** in the presence of:

1<sup>st</sup> Witness Signature: [Signature]

Printed Name: Colleen Lais

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

[Signature]  
JUSTIN M. WHEELER

2<sup>nd</sup> Witness Signature: [Signature]

Printed Name: STEVAN J. MILEUSNIC

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

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 August 2026, by JUSTIN M. WHEELER who has produced Florida ID as identification.

[Notary Seal]



Stevan J. Mileusnic  
Comm.: HH 368401  
Expires: Mar. 2, 2027  
Notary Public - State of Florida

[Signature]  
Notary Public Signature

Warranty Deed

1st Witness Signature: \_\_\_\_\_

Printed Name: Chleea Sais

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

Tara M. Wheeler  
TARA M. WHEELER

2nd Witness Signature: \_\_\_\_\_

Printed Name: Stevan J. Mileusnic

Witness Address: 1000 S. Tamiami Tr., Venice FL 34285

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 August 2026, by TARA M. WHEELER who has produced FLORIDA DL as identification.

[Notary Seal]



Stevan J. Mileusnic  
Comm.: HH 368401  
Expires: Mar. 2, 2027  
Notary Public - State of Florida

Stevan J. Mileusnic  
Notary Public Signature