

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117769 2 PG(S)**

8/28/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538602

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29443

Doc Stamp-Deed: \$1,365.00

Consideration: \$195,000.00

General Warranty Deed

Made this August 28, 2026 By **Neil J. Groves a/k/a Neil John Groves and Romy F. Groves a/k/a Romy Fransiska Groves, husband and wife**, whose post office address is: 34 West Walk, West Bay, Dorset OT6 4HT England, , hereinafter called the Grantor, to **Nancy E. Miller, as Trustee of the Reginald and Nancy Miller Residence Trust dated June 14, 2000, as amended June 21, 2000**, whose post office address is: 929 Capri Isles Blvd., Unit #27, Venice, Florida 34292, 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)

Witneseth, 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:

Unit 27, Par Four, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1833, Page(s) 2487, and as per plat thereof recorded in Condominium Book 25, Page(s) 20, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0402061024**

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

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.

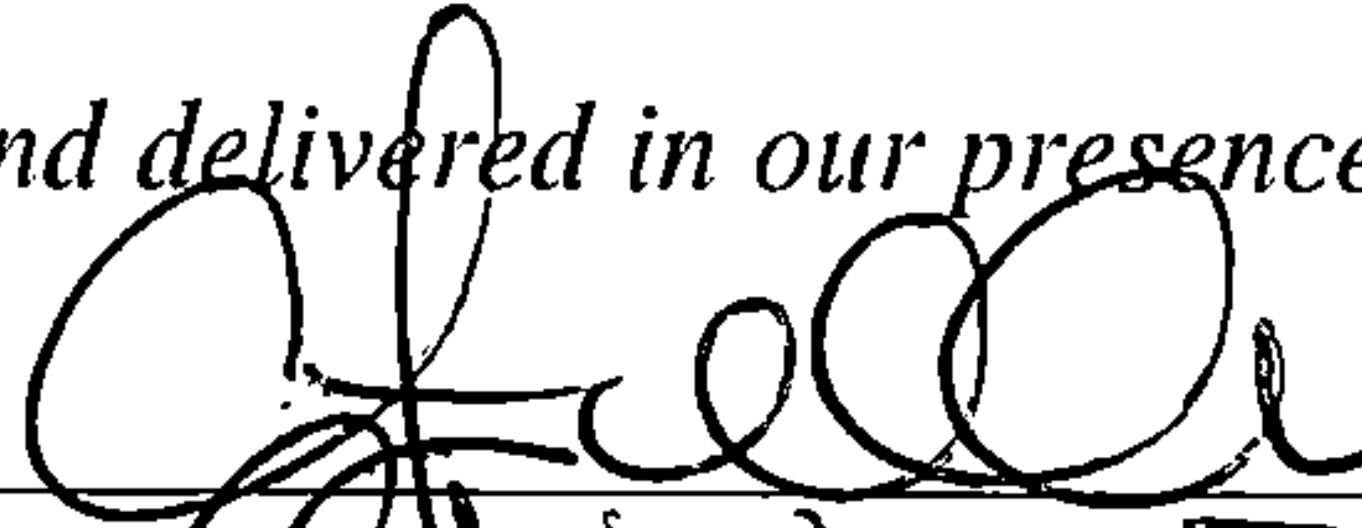
To Have and to Hold, the same in fee simple forever.

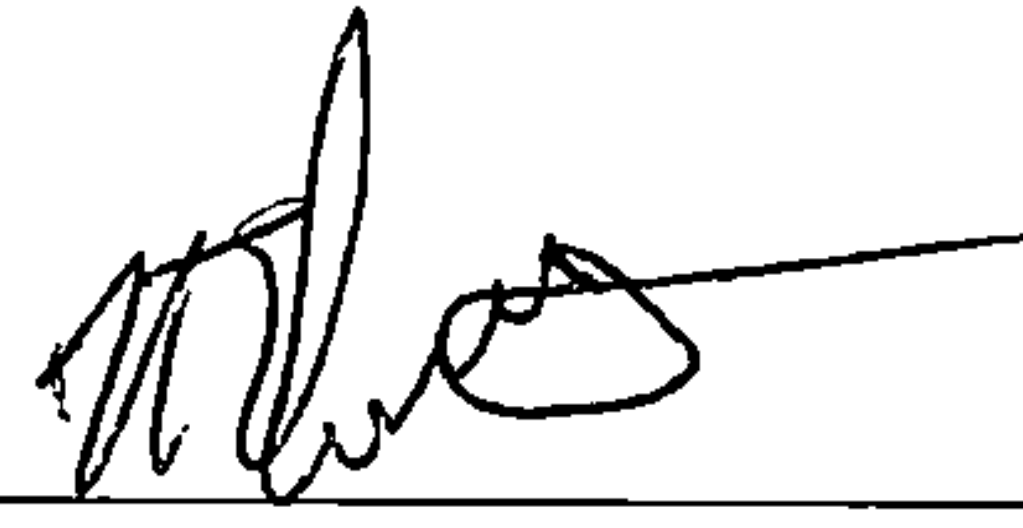
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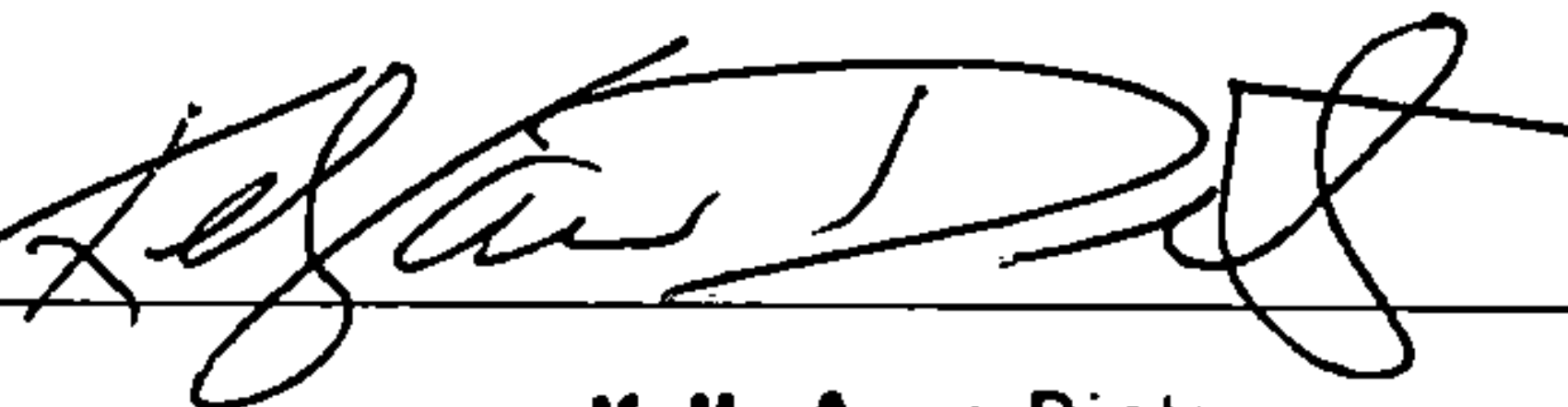
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

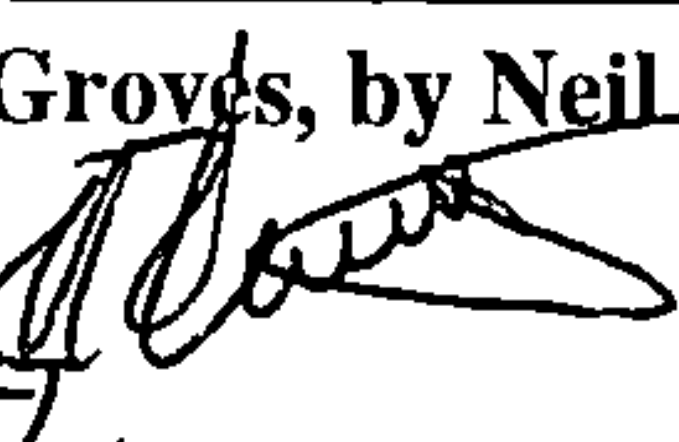
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: 
Witness # 1 Printed Name: Christine Tully
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

 (Seal)
Neil J. Groves a/k/a Neil John Groves

Witness Signature: 
Witness # 2 Printed Name: Kelly Anne Diehl
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

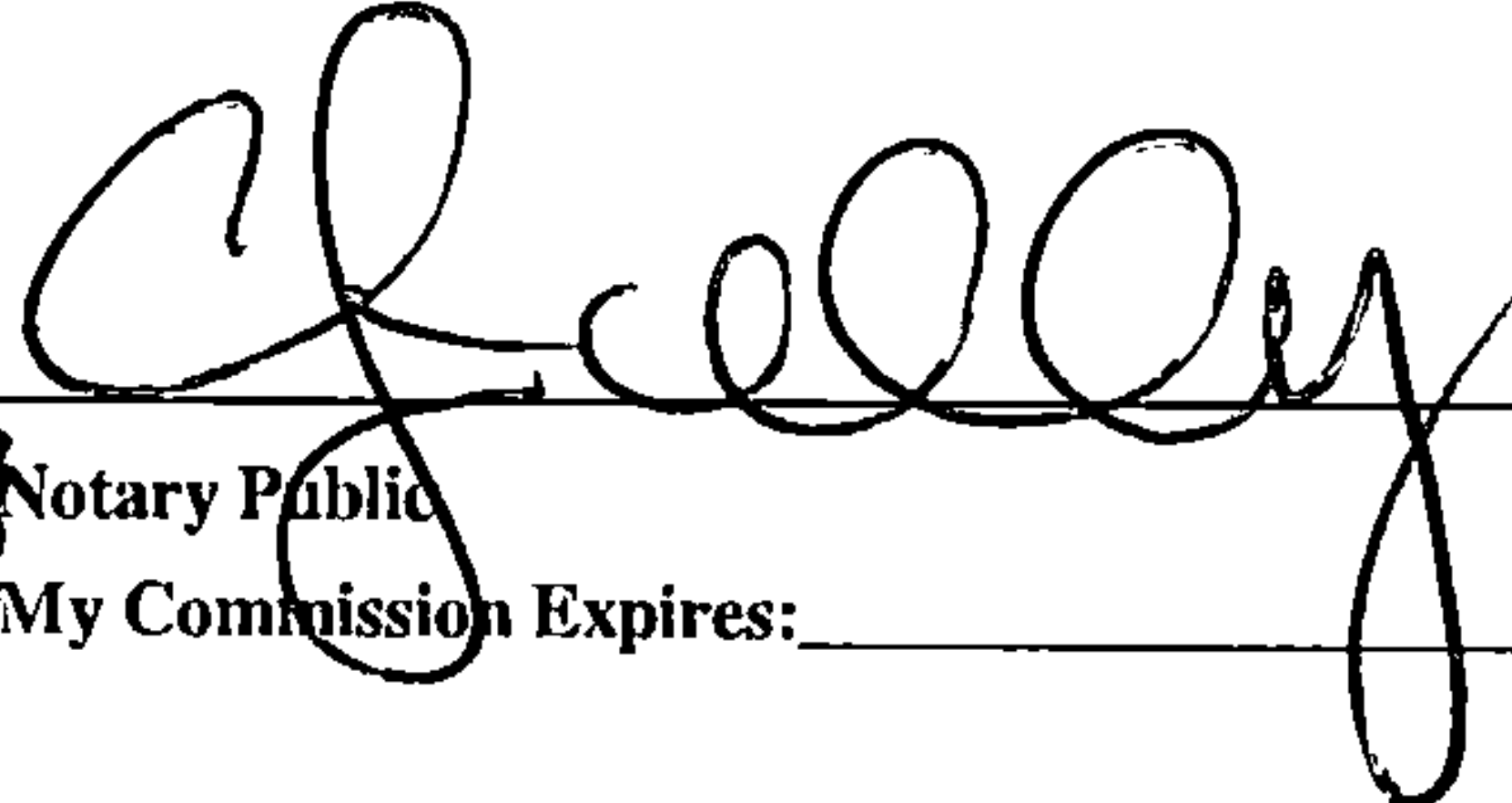
Romy F. Groves AKA Romy Fransiska Groves (Seal)
Romy F. Groves a/k/a Romy Fransiska Groves, by Neil John Groves as her attorney in fact BY 
AS HER ATTORNEY IN FACT

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this August 14, 2026, by Neil J. Groves a/k/a Neil John Groves, individually and as attorney in fact for Romy F. Groves a/k/a Romy Fransiska Groves, who is/are personally known to me or who produced UK Passport as identification.

(SEAL)




Notary Public
My Commission Expires: _____