

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122815 2 PG(S)

9/9/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542830

CONSIDERATION: \$245,000.00

DOC TAX: \$1,715.00

RECORD: \$18.50

PARCEL ID NO.: 0124-02-1383

Prepared by and return to:

Doc Stamp-Deed: \$1,715.00



WILLIAMS PARKER
ATTORNEYS AT LAW • ESTABLISHED 1925

50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Kyle D. Elliott, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 8th day of September 2026, by and between **JUSTIN MIEDEMA, a married man**, hereinafter referred to as Grantor, whose post office address is 5424 Trails Bend Court, Sarasota, FL 34238, and **DOUGLAS SCOTT LEHBERGER and JOETTE LYNN LEHBERGER, husband and wife**, hereinafter referred to as Grantee, whose post office address is 14210 Brightstone Terrace, Midlothian, VA 23112.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 17, Building 25, of VINTAGE GRAND CONDOMINIUM, a Condominium, according to The Declaration of Condominium recorded in Instrument Number 2005281688, and all exhibits and amendments thereof, Public Records of Sarasota County, Florida.

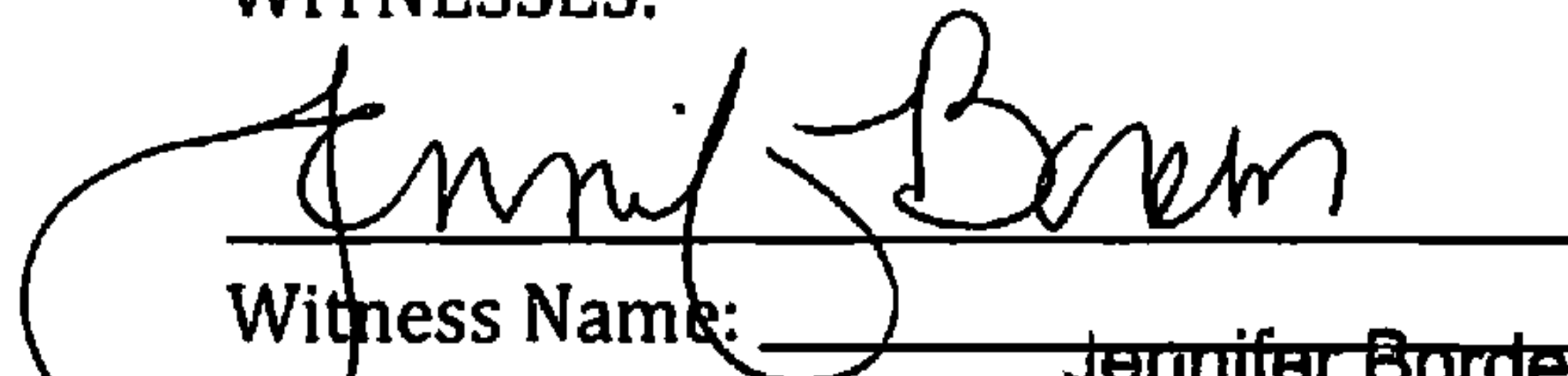
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

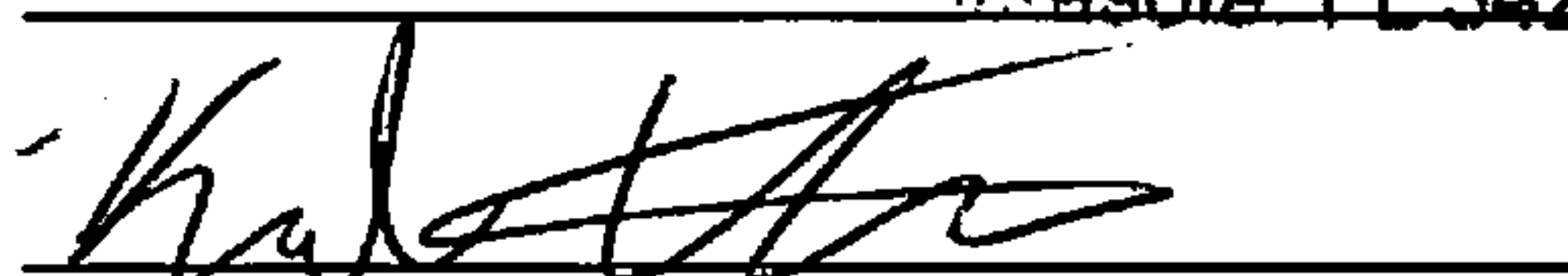
Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:


Witness Name: Jennifer Borden
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

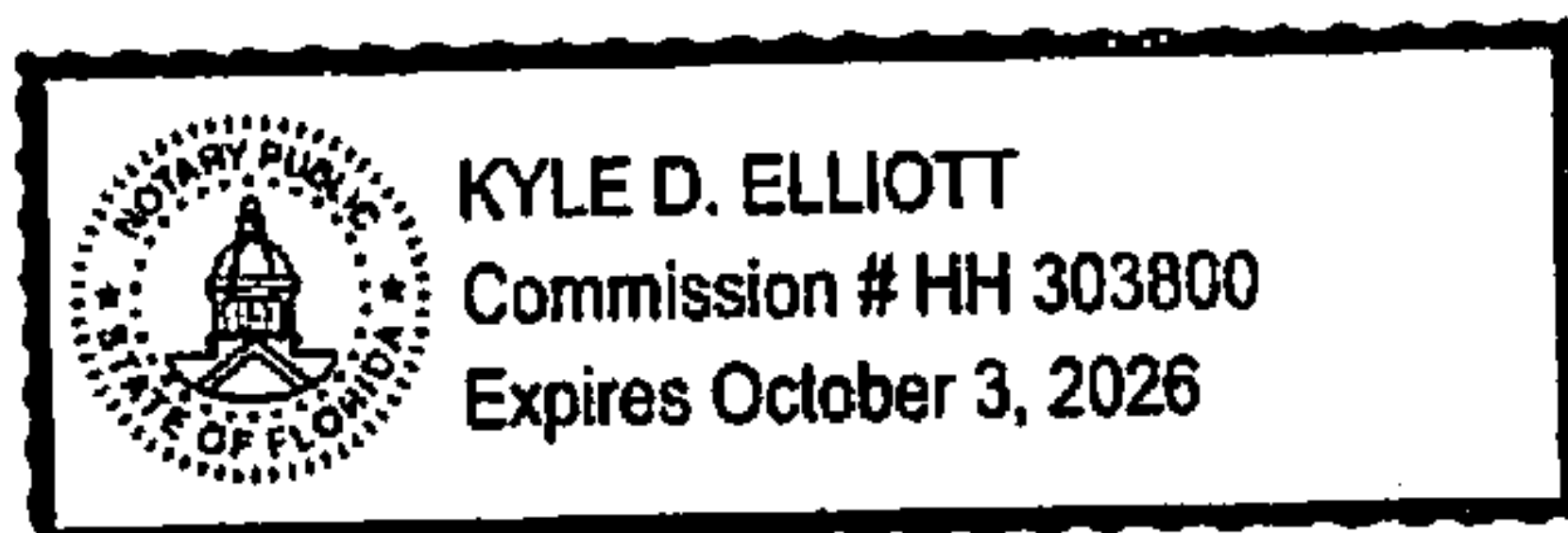

JUSTIN MIEDEMA

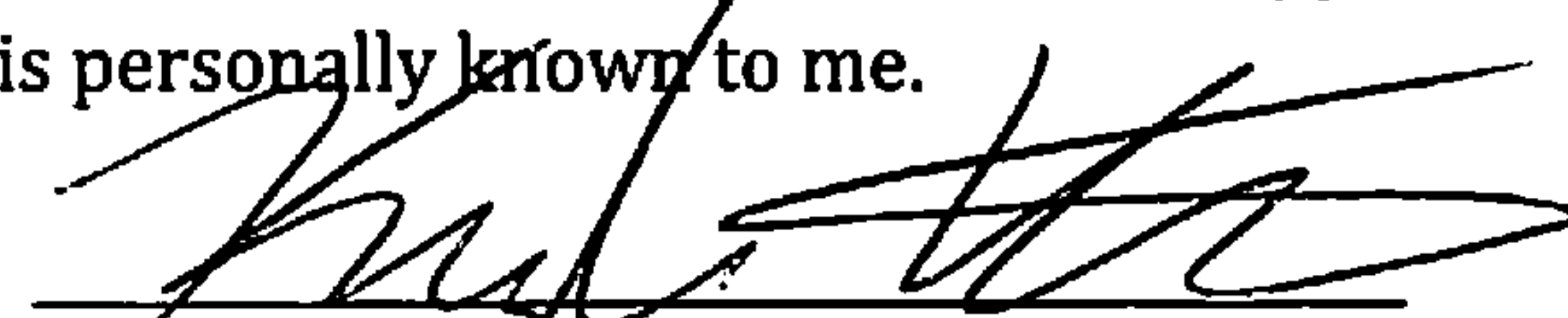

Witness Name: Kyle D. Elliott
50 Central Avenue
Witness Address: 8th Floor
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of September 2026 by JUSTIN MIEDEMA, who is personally known to me or who has produced FL Dr. Lic as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)




Signature of Notary Public

Kyle D. Elliott
Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.