

9/11/2026 2:22 PM

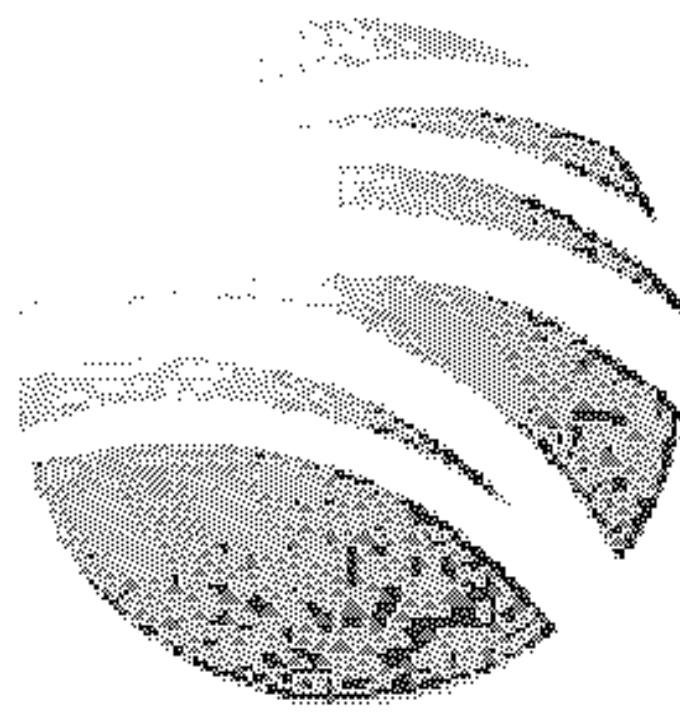
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544032



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$3,360.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-06341

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This Warranty Deed

Made this 11 day of September, 2026 by Susan Nazzaro, An Unremarried Widow, hereinafter called the Grantor, to Caden Michael Huber and Kendall Anne Huber, Husband And Wife, whose post office address is: 723 Portia St N, Nokomis, FL 34275, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 11, WATERFRONT ESTATES, according to the plat thereof, recorded in Plat Book 10, Pages 56 and 56A, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0383090009

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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)

Printed Name

Address

City, State, Zip

Witness: (Signature)

Printed Name

Address

City, State, Zip

State of

County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2026, by Susan Nazzaro, who: ☐ is personally known to me or ☒ produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:

Susan Nazzaro

PO Box 1787

Nokomis, FL 34274



Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS