

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127206 2 PG(S)

9/18/2026 10:49 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546728

Doc Stamp-Deed: \$2,415.00

Prepared by and Return To:

Greg Fisher
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-162407

APN/Parcel ID(s): 0388150032

WARRANTY DEED

THIS WARRANTY DEED dated September 16, 2026, by Charlotte D. Van Dyke, a single woman and Susan Ostrow, a married woman, Individually and Co-Trustees of The Melvin A. Van Dyke Revocable Trust of 1983 dated March 28, 1983, as amended, hereinafter called the grantor, to Jeffrey L. Mills and Elizabeth J. Mills, husband and wife whose post office address is 586 Mossy Creek Dr., Venice, FL 34292, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 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 the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 24, Club Side Place, according to the map or plat thereof, as recorded in Plat Book 37, Page(s) 14 and 14A, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of Susan Ostrow, her spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, except taxes accruing subsequent to December 31, 2025.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Henry M. Morbey
Print Name

Address: 11 Heritage Way
Exeter, NH 03833

[Signature]
Witness Signature

Signing
as witness
and Notary

Antonia Tello
Print Name

Address: 116 Harriman Hill Road
Raymond, NH 03077

The Melvin A. Van Dyke Revocable Trust of 1983
dated March 28, 1983, as amended

BY: [Signature]
Susan V. Ostrow, Individually and as
Co-Successor Trustee

BY: [Signature]
Charlotte D. Van Dyke, Individually and as
Co-Successor Trustee

Address:

7 Kinsman Dr
Laconia, NH 03246

State of New Hampshire
COUNTY of Rockingham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 10 day of September, 2016
by Susan Ostrow and Charlotte Van Dyke, to me known to be the
person(s) described in or who has/have produced drivers license as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: Antonia G. Tello
Notary Public in and for the State of New Hampshire
My Commission Expires: 5/6/2031

