

9/24/2026 3:11 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3549039

This Instrument Prepared by, and Return to:
Eric R. Hoonhout, Esq.
HOONHOUT LAW, CHARTERED
1219 South East Avenue, Suite 202
Sarasota, Florida 34239

Doc Stamp-Deed: \$0.70

Purchase Price: N/A
Doc. Tax: \$ 0.70 (RECORDER'S NOTICE: This conveyance is a transfer from fee ownership to an enhanced life estate, and from the owner to herself. There is no change in beneficial interest at this time, and no consideration was paid for the transfer. Pursuant to the applicable provisions of the Florida Statutes and the Florida Administrative Code, only the minimum tax is due upon the recording of this Warranty Deed.)
Rec. Fee: \$18.50
Parcel ID: 0086011049 (Sarasota County)

{Recorder's Notice: The Grantor and Grantee on this Warranty Deed is one and the same as the Grantee on that certain Warranty Deed recorded as Official Records Instrument Number 2026113701 of the Public Records of Sarasota County, Florida on August 20, 2026 (the "Prior Deed") The Grantee's marital status was inadvertently, incorrectly stated as 'single' on the Prior Deed as a result of a scrivener's error. Mary S. Miles is a married woman, and she was a married woman at the time she took title to the below-described property by way of the Prior Deed.}

WARRANTY DEED

This WARRANTY DEED is made and entered into this 24th day of September, 2026, by **MARY S. MILES, a married woman**, whose post office address is 2717 Riverbluff Place, #V-49, Sarasota, FL 34231 (hereinafter referred to as the "Grantor"), to **MARY S. MILES, a married woman**, whose post office address is 2717 Riverbluff Place, #V-49, Sarasota, FL 34231, for an enhanced life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the said enhanced life tenant, the remainder, if any, to **DEBRA M. MACLOUD, a single woman, and NICOLE E. KLITZKE, a married woman**, each as to an undivided one-half (1/2) interest as a tenant in common, whose post office addresses are (as to each) 1290 Cibola Drive, Sparks, NV 89436 (hereinafter collectively referred to as the "Grantee").

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee her heirs and assigns forever the following described real property in Sarasota County, Florida:

Unit V-49, STRATHMORE RIVERSIDE VILLAS, SECTION 1, a Condominium according to the Declaration of Condominium as recorded in Official Records Book 836, Page 207, and amendments thereto, including Official Records Book 2857, Page 873 which supersedes the original declaration, and as per plat thereof, recorded in Condominium Book 3, Pages 50, 50A, 50B and 50C, amendments thereto, Public Records of Sarasota County, Florida.

Subject to valid easements, reservations and restrictions of record, governmental

regulations and real property taxes for the current year and subsequent years.

NO REVIEW OR EXAMINATION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY HAS BEEN MADE BY THE LAW FIRM OF HOONHOUT LAW, CHARTERED, OR BY ERIC R. HOONHOUT, ESQUIRE. THE LEGAL DESCRIPTION WAS DERIVED WITHOUT A SURVEY. NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EITHER EXPRESSLY OR IMPLIEDLY BY HOONHOUT LAW, CHARTERED, OR BY ERIC R. HOONHOUT, ESQUIRE AS TO THE ACCURACY OF SAID LEGAL DESCRIPTION OR OF THE CURRENT STATUS OF TITLE.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

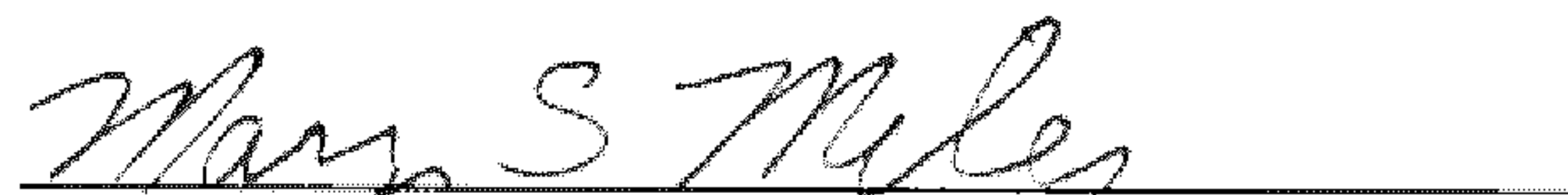
WITNESSES:



Print Name: Alexander L. McNulty
1219 South East Avenue, Suite 202
Sarasota, FL 34239

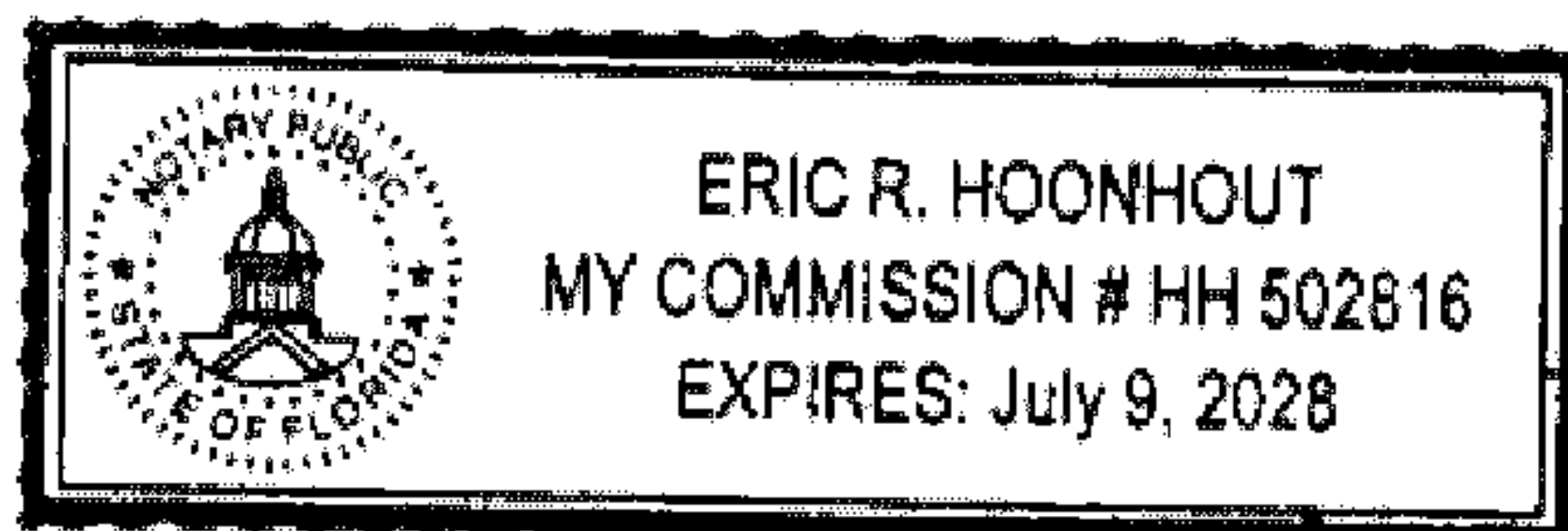


Print Name: Eric R. Hoonhout
1219 South East Avenue, Suite 202
Sarasota, FL 34239


MARY S. MILES

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [Notary choose one] ☒ physical presence or _____ remote online notarization, this 24th day of September, 2026, by MARY S. MILES, who is [Notary choose one] _____ personally known to me or ☒ who has produced FL Driver License as identification.



Notary Public: 
Name of Notary Public: Eric R. Hoonhout
My Commission Expires: July 09, 2028

[PLACE NOTARIAL STAMP]