

3/30/2026 10:04 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472994



Prepared by and Return to:  
Patty Reaves, an employee of  
First International Title, LLC  
329 S. Nokomis Avenue, Ste F  
Venice, FL 34285

Doc Stamp-Deed: \$1,190.00

File No.: 263477-91

## **WARRANTY DEED**

This indenture made on **March 27, 2026** by **Kathleen M. Uzzilia and Susan Pagones, Individually and as Co- Trustees of the Aurelia Family Trust**, whose address is: 2 Tanner Circle, Slingerlands, NY 12159 hereinafter called the "grantor", to **Keith D. Burke and Lucia Burke, husband and wife**, whose address is: 340 Three Lakes Ln Unit O, Venice, FL 34285, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, 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**, to-wit:

**Condominium Unit No. 129, Building 4, of MISSION LAKES OF VENICE, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1498, Page 783 and in condominium Plat Book 18, Page 24, of the Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.**

Parcel Identification Number: 0428091029

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

*Kathleen M. Uzzilia*

By Kathleen M. Uzzilia, Individually and as Co- Trustee of the Aurelia Family Trust

*Susan Pagones*

By Susan Pagones, Individually and as Co- Trustee of the Aurelia Family Trust

Signed, sealed and delivered in our presence:

*Cynthia A Dominguez*

1st Witness Signature

*Christopher Barraza*

2nd Witness Signature

Print Name: Cynthia A Dominguez

Print Name: Christopher Barraza

Address: 202 S. 122nd Ln, Avondale, AZ 85323

Address: 8041 San Mirienda

Boerne, TX 78015

State of Texas

County of Bexar

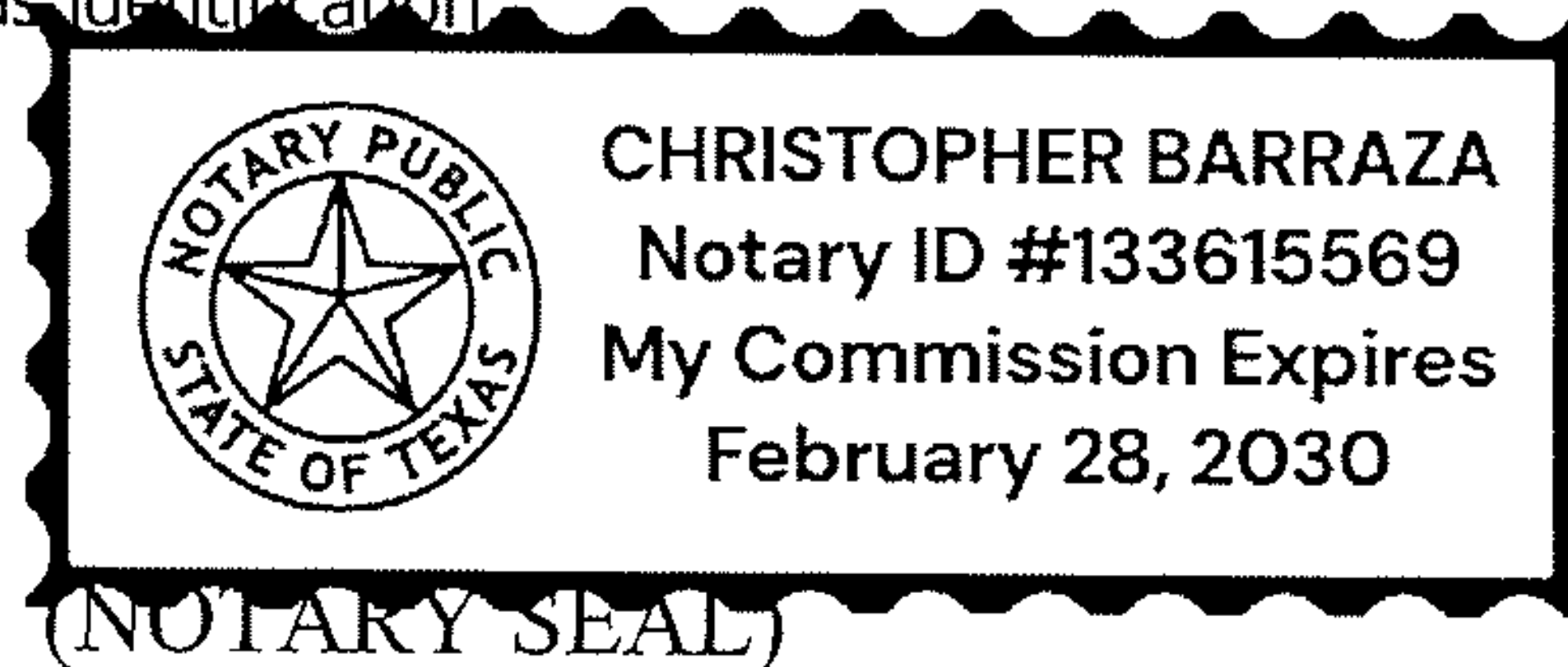
The Foregoing Instrument Was Acknowledged before me by means of ( ) physical presence or (  ) online notarization on 3/12/2026, by **Kathleen M. Uzzilia and Susan Pagones, Individually and as Co- Trustees of the Aurelia Family Trust**, who ( ) is/are personally known to me or who (  ) produced a valid New York Driver License as identification.

*Christopher Barraza*

Notary Public Signature

Printed Name: Christopher Barraza

My Commission Expires: 2/28/2030



(NOTARY SEAL)

Completed via Remote Online Notarization using 2 way Audio/Video technology.