

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026041613 3 PG(S)**

3/31/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473906

Prepared by and Return to:
Jill Barberine
Suncoast One Title & Closings, Inc.
103 West Marion Avenue, Suite 111
Punta Gorda, FL 33950

Doc Stamp-Deed: \$86.80

File No.: PG-2026-2521
Parcel ID Number: 0961-11-2428

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of March, 2026 between Thomas J. Castonguay, a single man, and Nina E. Castonguay, an unmarried woman, whose post office address is 80 Brookhaven Dr., Apt 4, Attleboro, MA 02703, of the County of Bristol, Commonwealth of Massachusetts, Grantors, to The Burke Group LLC, a Kansas Limited Liability Company, whose post office address is 4050 Pennsylvania Avenue, Kansas City, MO 64111, of the County of Jackson, State of Missouri, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 28, Block 1124, Twenty-Fifth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 2, 2A through 2Q, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
Carly Camossi LaPalme
PRINT NAME
26 Central St
ADDRESS
West Springfield, MA 01089

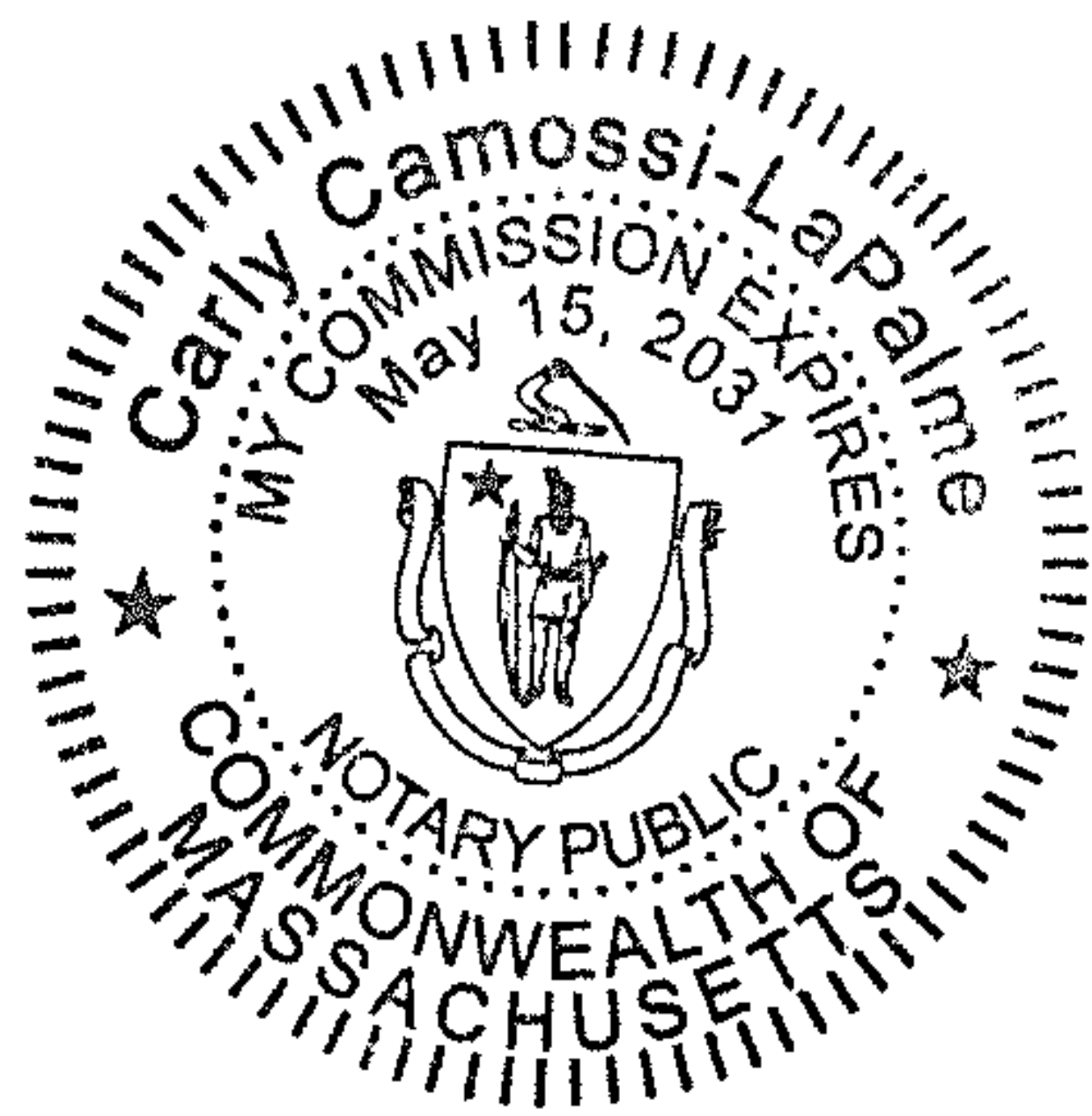
[Signature]
Nina E. Castonguay

[Signature]
WITNESS 2 SIGNATURE
Christine Cade
PRINT NAME
87 Wilder Terrace
ADDRESS
West Springfield, MA 01089

STATE OF Massachusetts
COUNTY OF Hampden

The foregoing instrument was acknowledged before me by means of physical presence or online notification, this 21 day of March, 2026, by Nina E. Castonguay, who is/are personally known to me or who has/have produced MASS ID as identification.

[Signature]
Signature of Notary Public
Carly Camossi LaPalme
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
Carly Camossi Lapalme
PRINT NAME
26 Central St
ADDRESS
West Springfield, MA 01089

[Signature]
Thomas J. Castonguay

[Signature]
WITNESS 2 SIGNATURE
Chris Anne Cady
PRINT NAME
81 Wilder Terrace
ADDRESS
W. Spfld., MA 01089

STATE OF Massachusetts
COUNTY OF Hampden

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of March, 2026, by Thomas J. Castonguay, who is/are personally known to me or who has/have produced MASS ID as identification.

[Signature]
Signature of Notary Public
Carly Camossi-Lapalme
Print, Type/Stamp Name of Notary

