

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-196
Parcel ID: 0407111035
Consideration: \$337,500.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026042191 2 PG(S)

4/1/2026 9:42 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474356

Doc Stamp-Deed: \$2,362.50

Warranty Deed

Know All Men By These Presents that, **Gretchen Burns, a single woman**, (henceforth referred to as "Grantor") of **3235 Elizabeth Drive, Unit 54, Perry, OH 44081**, for consideration paid, grant to **Thomas Frank and Marlene Frank, husband and wife**, (henceforth referred to as "Grantee") of **429 Shadow Lake Road, Glover, VT 05839**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Unit No. 234, (in Building E), of BELLA COSTA, formerly known as Bella Costa #2, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1019, Page 880, and as per Plat thereof recorded in Condominium Book 7, Page 3, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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, except taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 31st day of March, 2026

WARRANTY DEED

Witness #1 Signature

Witness #1 Printed Name

Reid McCullough
Reid McCullough

Gretchen Burns
Gretchen Burns

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

Witness #2 Signature

Witness #2 Printed Name

Hillary McCullough
Hillary McCullough

P.O. Address: 2477 Stickney Point Rd #200A
Sarasota FL 34231

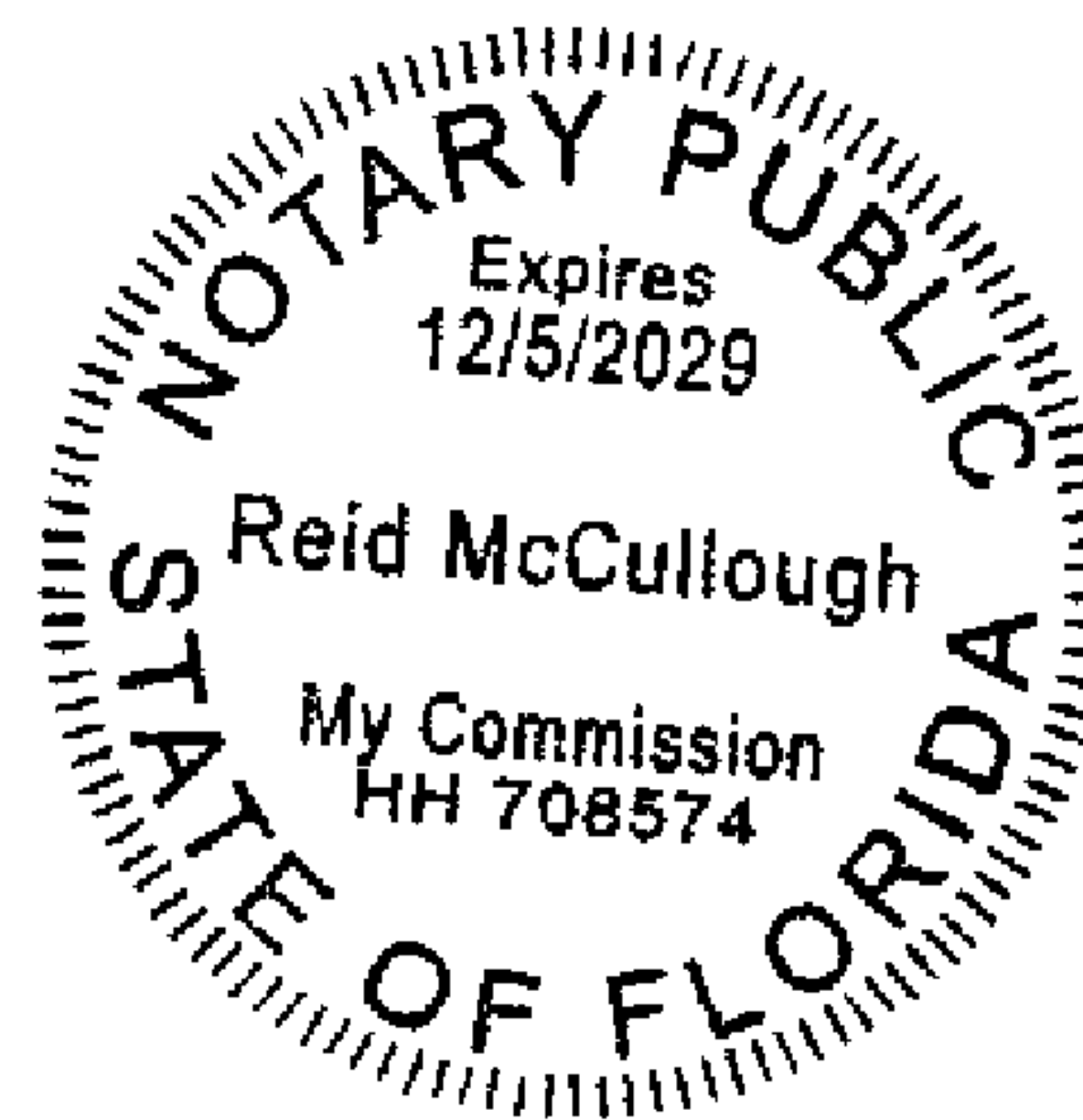
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of March, 2026, by Gretchen Burns, who is/are personally known to me or who has/have produced *valid ID* as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Reid McCullough



WARRANTY DEED