

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043113 2 PG(S)**

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM
Attn: John L. Wideikis, Esq.
3195 S. Access Road
Englewood, FL 34224

4/2/2026 12:43 PM

**KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3475097

Order No.: 2026-50288JLW

Doc Stamp-Deed: \$2,765.00

Property Appraiser's Parcel I.D. (folio) Number:
0485120010

WARRANTY DEED

THIS WARRANTY DEED dated April 6, 2026, by **MARY PETERSON, single woman, Individually, and as Successor Trustee of the ETTA LOUISE BURKHALTER REVOCABLE TRUST DATED DECEMBER 27, 2001, AS AMENDED AND RESTATED AUGUST 14, 2020**, whose post office address is 1720 WOODSIDE TRAIL NW, GRAND RAPIDS, Michigan 46504 (the "Grantor"), to **CHRISTOPHER KUBACKI, a single man**, whose post office address is 12177 PATTERSON AVE, Port Charlotte, FL 33981 (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 that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 32, OVERBROOK GARDENS, SECTION NO. 1, according to the map or plat thereof, as recorded in Plat Book 9, Pages 1 and 1A, of the Public Records of Sarasota County, Florida.

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

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

Grantor herein covenants that the above-described property is vacant, unimproved land and is not contiguous to Grantor's homestead or residence, nor to that of Grantor's spouse.

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

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: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

①

[Signature]
Witness Signature

Bryan Reeder
Printed Name of First Witness

124 Fulton St. E, Grand Rapids, MI 49503
Address of First Witness

BY: Mary Peterson, Trustee
MARY PETERSON, Individually and as
Successor Trustee of the ETTA
LOUISE BURKHALTER REVOCABLE
TRUST DATED DECEMBER 27, 2001, AS
AMENDED AND RESTATED AUGUST 14,
2020

②

[Signature]
Witness Signature

Jack Barlow
Printed Name of Second Witness

124 Fulton St. E, Grand Rapids, MI 49503
Address of Second Witness

Grantor Address:
1720 WOODSIDE TRAIL NW
GRAND RAPIDS, MI 46504

STATE OF Michigan
COUNTY OF Kent

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of March, 2026 by MARY PETERSON, Individually and as Successor Trustee of the ETTA LOUISE BURKHALTER REVOCABLE TRUST DATED DECEMBER 27, 2001, AS AMENDED AND RESTATED AUGUST 14, 2020, who is/are personally known to me or who has/have produced Driver license as identification and who did take an oath.

[Signature]
Notary Public, State of
My Commission Expires:
(Seal)

FELICIA SWIFT
Notary Public - State of Michigan
County of Kent
My Commission Expires Jun 2, 2030
Acting in the County of Kent

