

4/20/2026 4:24 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3482993

Doc Stamp-Deed: \$1,715.00

Prepared by and Return to:
Eddisse Turner
Suncoast One Title & Closings, Inc.
4351 Aidan Lane
North Port, FL 34287

File No.: NP-2026-3016
Parcel ID Number: 1142-25-6715

[Space Above This Line For Recording Data]

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

This indenture made the 17th day of April, 2026 between Sean Burroughs, an unmarried man, whose post office address is 2335 Redstone Avenue, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantor, to Evan John Yandell and Anna Sergeevna Mordik, husband and wife, whose post office address is 4979 Andris Street, North Port, FL 34288, of the County of Sarasota, State of Florida, Grantees:

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

Lot 15, Block 2567, 51st Addition to Port Charlotte Subdivision, according to the map or plat thereof, recorded in Plat Book 21, Page(s) 8, of the Public Records of Sarasota County, 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.

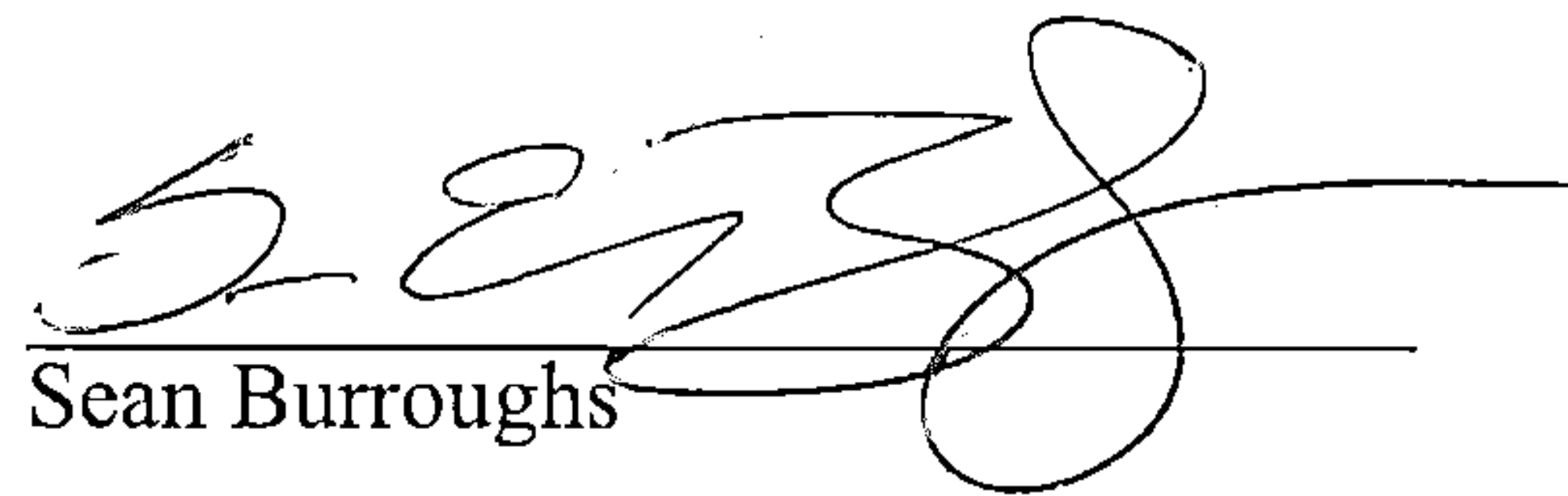
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

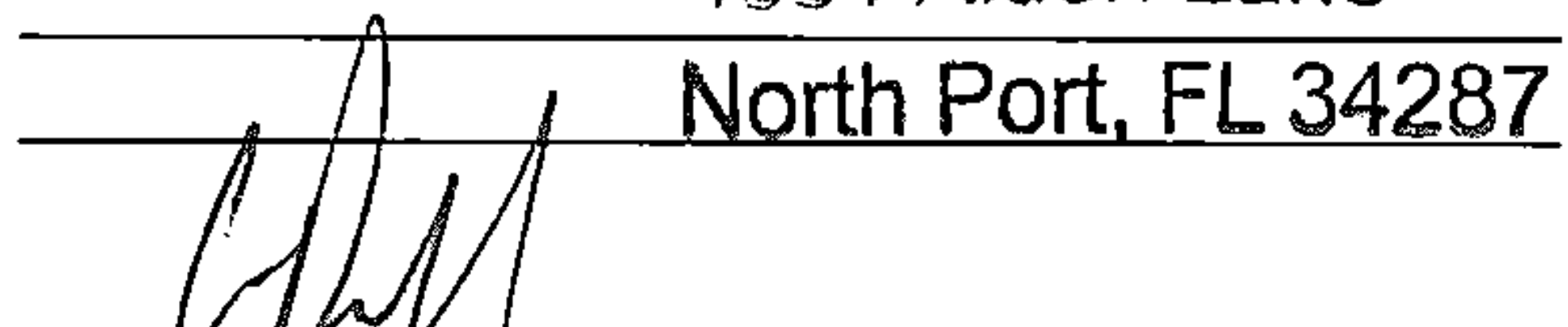
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE
PRINT NAME: Eddisse Turner


Sean Burroughs

WITNESS 1 ADDRESS:
4351 Aiden Lane
North Port, FL 34287


WITNESS 2 SIGNATURE
PRINT NAME: Cameron Penne

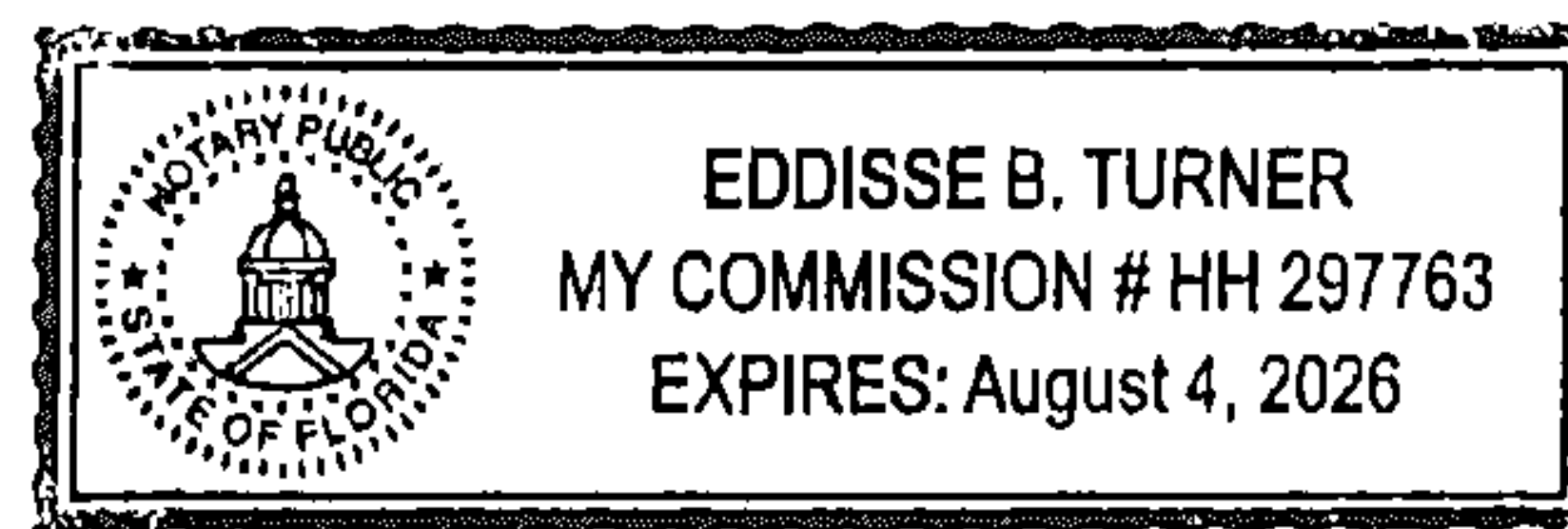
WITNESS 2 ADDRESS:
4351 Aiden Lane
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 17th day of April, 2026, by Sean Burroughs, (☐) who is/are personally known to me or (☒) who has/have produced FL Drivers License as identification.


Signature of Notary Public

Eddisse Turner
Print, Type/Stamp Name of Notary



(NOTARY SEAL)