

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026052811 2 PG(S)**

4/21/2026 3:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483548

Doc Stamp-Deed: \$171.50

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

File No.: PG-2026-3092
Parcel ID Number: 0958067327

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 21st day of April, 2026 between The Burke Group LLC, a Kansas Limited Liability Company, whose post office address is 4050 Pennsylvania Avenue, 115 #360, Kansas City, MO 64111, of the County of Jackson, State of Missouri, Grantor, to Jeffrey M. Pearson and Cynthia M. Pearson, husband and wife, whose post office address is 4357 Shrimp Lane, North Port, FL 34286, 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 27, Block 673 of 17th Addition to Port Charlotte Subdivision, a Subdivision, according to the plat thereof, as recorded in Plat Book 13, Page(s) 16, 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 Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Stephanie De La Rosa
WITNESS 1 SIGNATURE
PRINT NAME: Stephanie De La Rosa

WITNESS 1 ADDRESS:
17670 NW 78 Ave, Suite 107
Hialeah FL 33015

Jennifer Graham
WITNESS 2 SIGNATURE
PRINT NAME: Jennifer Graham

WITNESS 2 ADDRESS:
3209 42nd St SW
Lehigh Acres, FL 33976

The Burke Group LLC, a Kansas Limited Liability Company

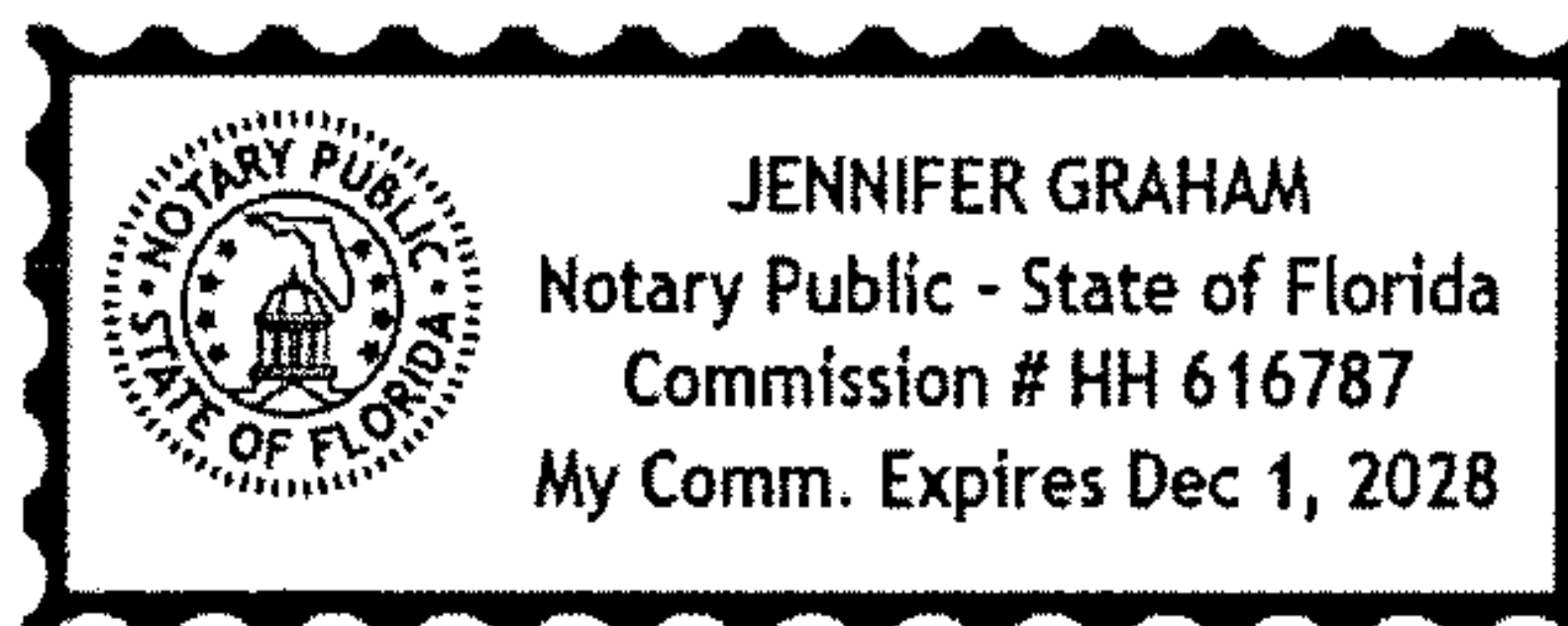
By: Eric Michael Burke
Eric Michael Burke, Managing member

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2026, by Eric Michael Burke, Managing member of The Burke Group LLC, a KS Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced Kansas Driver's License as identification.

Jennifer Graham
Signature of Notary Public

Jennifer Graham
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

This notarial act was an online notarization