

4/22/2026 10:08 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483840

CONSIDERATION: \$500,000.00

DOC TAX: \$3,500.00

RECORD: \$ 18.57

PARCEL ID NO.: 0404150041

Doc Stamp-Deed: \$3,500.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

### WARRANTY DEED

**THIS INDENTURE** is made as of the 21<sup>st</sup> day of April 2026, by and between **JOSEPH MICHAEL MAGNUS and CALLA R. SHANK-HOGUE, husband and wife**, hereinafter referred to as Grantor, whose post office address is 36 Jessicas Way, Greenwich, Nova Scotia B4P 0B2, Canada, and **ELIZABETH L. BURNHAM and ROBERT J. BURNHAM, wife and husband**, hereinafter referred to as Grantee, whose post office address is 93 Tidewater Way, South Bristol, ME 04568.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**Lot 10, Block 11, PINEBROOK SOUTH, UNIT III, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 48, of the Public Records of Sarasota County, Florida.**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES (as to both):

Maria Luisa Schack  
Witness Name: MARIA LUISA SCHATK

Witness Address: 9333 FRUITLAND AVE  
ENBLEWOOD FL 34224

Joseph Michael Magnus  
JOSEPH MICHAEL MAGNUS

Calla Shank-Hogue  
CALLA R. SHANK-HOGUE

Witness Name: Wayne Welsh  
Wayne Welsh  
Witness Address: 696 Lakescene Dr.  
Venice, Florida 34293

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10 day of April 2026 by JOSEPH MICHAEL MAGNUS and CALLA R. SHANK-HOGUE, who are personally known to me or have produced CANADA PASSPORT as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)

Maria Luisa Schack  
Signature of Notary Public

MARIA LUISA SCHATK  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on 06/03/2029

Maria Luisa Schack  
Notary Public  
State of Florida  
My Commission Expires 06/03/2029  
Commission No. HH 683505