

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058093 2 PG(S)

Prepared by:
Ann M. Zyndorf
Fuentes and Kreischer, P.A.
1407 West Busch Boulevard
Tampa, Florida 33612

4/30/2026 3:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3488057

File Number: 2026114TT

Doc Stamp-Deed: \$1,684.20

Consideration: \$240,582.00

General Warranty Deed

Made this April 29, 2026 A.D. By **Victory Capital Investments LLC, a Wyoming limited liability company**, whose address is: hereinafter called the grantor, to **Joshua Burroughs and Natalia Montoya, husband and wife and Cherie Burroughs, a single woman**, whose address is: 11518 Warren Oaks Pl, Riverview, FL 33578, hereinafter called the grantee:

(Whenever used herein the term "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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 60, ENGLEWOOD ISLES, UNIT 4, according to the map or plat thereof as recorded in Plat Book 24, Page 32, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0486110048**

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 has signed and sealed these presents the day and year first above written.

(signatures on following page)

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Signed, sealed and delivered in our presence:

JMG
First witness sign
Joy M. Gawrysiak

First witness print name **1410 Costine Dr**
Lakeland, FL 33809

First witness print address
JMG

Second witness sign
JUAN MANUEL VILLACORTA SANDOVAL
Second witness print name
11613 WARREN OAKS PL, RIVERVIEW
Second witness print address **33578**

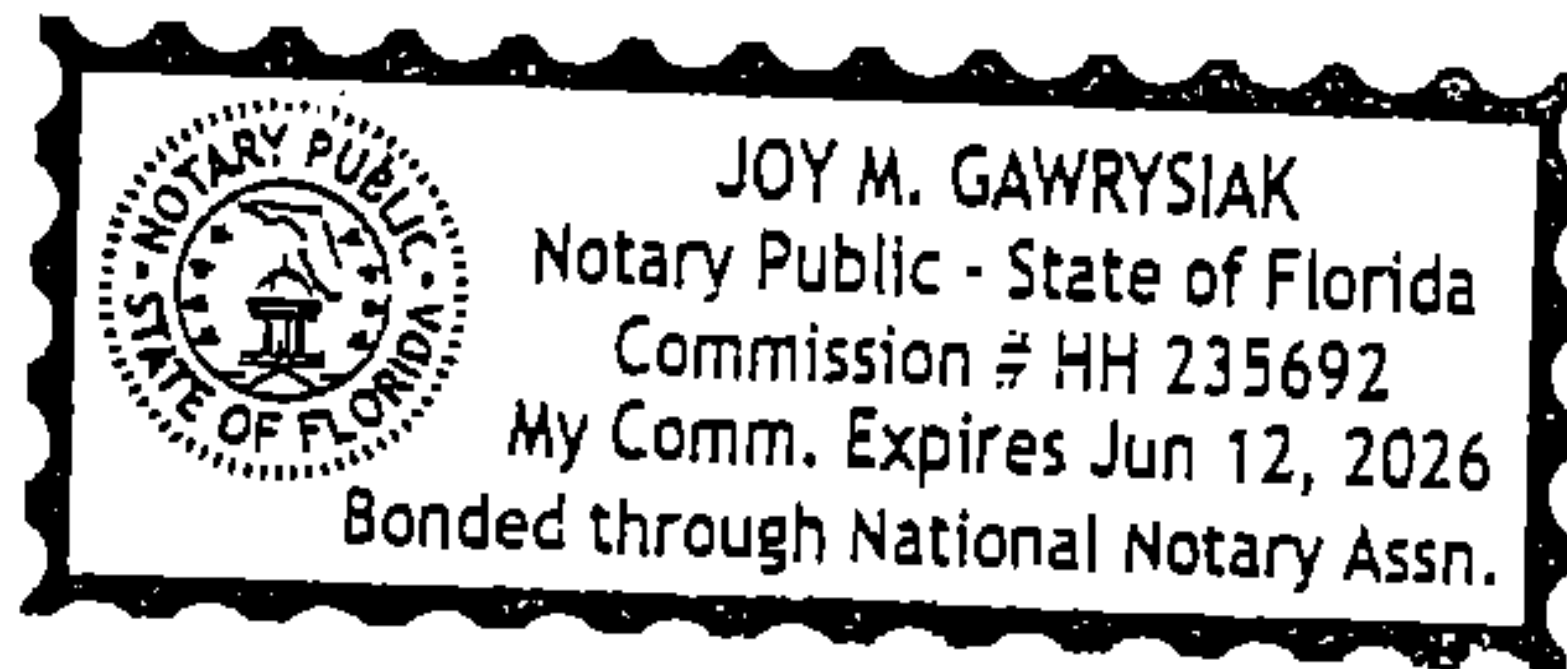
State of Florida FLORIDA
County of ALUSTOLA

The foregoing instrument was acknowledged before me by means of XX physical presence or ___ online notarization this 29th day of April, 2026, by Joshua Burroughs and Natalia Monteya-Grisales, as Managers of Victory Capital Investments LLC, a Wyoming limited liability company, who is/are personally known to me or who has produced JMG as identification.

Victory Capital Investments LLC, a Wyoming limited liability company

JMG
By: **Joshua Burroughs, Manager**

NMG
By: **Natalia Monteya-Grisales, Manager**



JMG
Notary Public **Joy M. Gawrysiak**
Print Name:
My Commission Expires: 6/12/26