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INSTRUMENT # 2026065158 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494163



Doc Stamp-Deed: \$5,110.00

Prepared by and Return to:
Michelle Wertz, an employee of
First International Title, LLC
2828 S. McCall Road, Suite 216
Englewood, FL 34224

File No.: 265094-93

WARRANTY DEED

This indenture made on **May 13, 2026** by **Margaret M. LaValle, a single woman, Individually and as Trustee of the Margaret M. LaValle Trust dated August 15, 2011**, whose address is: 7476 Deer Valley Crossing, Powell, OH 43065 hereinafter called the "grantor", to **Christopher J. Burns and Amelia Burns, husband and wife**, whose address is: 5 Saint John Boulevard, Englewood, FL 34223, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten 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**, to-wit:

Lot 10, ENGLEWOOD GOLF COURSE UNIT 5, according to the Plat thereof, recorded in Plat Book 34, Page(s) 3, 3A through 3C, inclusive, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: **0483110018**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Margaret M. LaValle Trust dated August 15, 2011

Margaret M. LaValle

By Margaret M. LaValle, Individually and as Trustee

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature
Print Name: JAMES FLITTON

[Signature]
2nd Witness Signature
Print Name: Michelle Wertz

Address: 1375 BESCH RD
UNIT 110 ENGLEWOOD, FL
34223

Address: 2828 S. McCall RA #216
Englewood FL 34224

State of FL
County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on 05/01/2020, by **Margaret M. LaValle, Individually and as Trustee of the Margaret M. LaValle Trust dated August 15, 2011**, who () is/are personally known to me or who produced a valid DR. LIC. as identification.

[Signature]
Notary Public Signature
Printed Name: Michelle Wertz
My Commission Expires:

