

5/21/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497469

Doc Stamp-Deed: \$5,600.00

Prepared by and return to:

Devan P. Spinelli, Esq.
CLOSED Southwest Florida LLC
151 Center Road
Unit B
Venice, FL 34285
(941) 348-6257
File No 5967-26SW-FL

Parcel Identification No 0176070011

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WARRANTY DEED

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

This indenture made the 18th day of May, 2026 between James Barnard Phillips, Jr., a widow, whose post office address is 9103 Bintliff Drive, Houston, TX 77074, of the County of Harris, State of Texas, Grantor, to Steven Burns and Melissa Burns, husband and wife, whose post office address is 210 Park Boulevard North, 127, Venice, FL 34285, 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 5, Block 20, Gulf View Section of Venice, according to the Plat thereof, recorded in Plat Book 2, Page(s) 77, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 9103 Bintliff Drive, Houston, TX 77074.

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:

[Handwritten Signature]

WITNESS #1 SIGNATURE

LAWRENCE RYAN OESTERMAN

WITNESS #1 PRINTED NAME

[Handwritten Signature]
James Barnard Phillips, Jr.

6333 CUMNEY ROCK RD #217

WITNESS #1 ADDRESS HOUSTON TX 77081

[Handwritten Signature]

WITNESS #2 SIGNATURE

Kristina Richardson

WITNESS #2 PRINTED NAME

9103 Bintliff Dr Houston TX 77074

WITNESS #2 ADDRESS

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of MAY, 2026, by James Barnard Phillips, Jr., who is/are personally known to me or who has/have produced D.L. as identification.

[Handwritten Signature]
Signature of Notary Public

NATION ZANKEUN
Print, Type/Stamp Name of Notary

