

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070199 2 PG(S)**

5/26/2026 12:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498397

Consideration: \$875,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48325-001

Doc Stamp-Deed: \$6,125.00

Property Appraiser's Parcel ID No.: 0106036048

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of May, 2026, by and between **TERRANCE R. BURNHAM AND JUDITH BURNHAM, HUSBAND AND WIFE**, whose address is **9 Chiltons Close, Banstead, Surrey SM7 2PS, United Kingdom** (hereinafter "GRANTOR"), AND **MICHAEL JAMES MARTINO AND GISELLE MIRANDA MARTINO, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **9524 Indian Pipe Lane, Prospect, KY 40059** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 224, BUILDING CE, PEPPERTREE BAY, UNIT 2, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGES 324 THROUGH 398, INCLUSIVE, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGES 45, 45A, 45B AND 45C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name CHRISTINE A. GREEN
P.O. Address 3700 South Tamiami Trail
Sarasota, Florida 34239

(2) [Signature]
Printed Name Samantha M. Bo
P.O. Address _____
3700 South Tamiami Trail
Sarasota, Florida 34239

GRANTOR:

[Signature]
Terrance R. Burnham
[Signature]
Judith Burnham

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 Terrance R Burnham and Judith Burnham, who is/are personally known to me or who has/have produced UK Passport as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

