

Prepared by and return to:
Patrick Ruster
Sunny Florida Title LLC
1990 Main St, Suite 802
Sarasota, FL 34236
(941) 340-0420
File Number: S26-004
Will Call No.:

5/27/2026 12:08 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3498953

Doc Stamp-Deed: \$8,225.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of May, 2026 between Ronald J. Servidio and Katherine A. Servidio, A Married Couple whose post office address is 106 Yacht Club Circle, North Redington Beach, FL 33708, grantor, and Kevin Burke and Leslie Burke, A Married Couple whose post office address is 5507 America Dr, Sarasota, FL 34231, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Sarasota County, Florida to-wit:

Lot 149, PHILLIPPI GARDENS, Unit No. 8, according to the plat thereof as recorded in Plat Book 16, Page 36, Public Records of Sarasota County, Florida.

Parcel Number: 0086060014

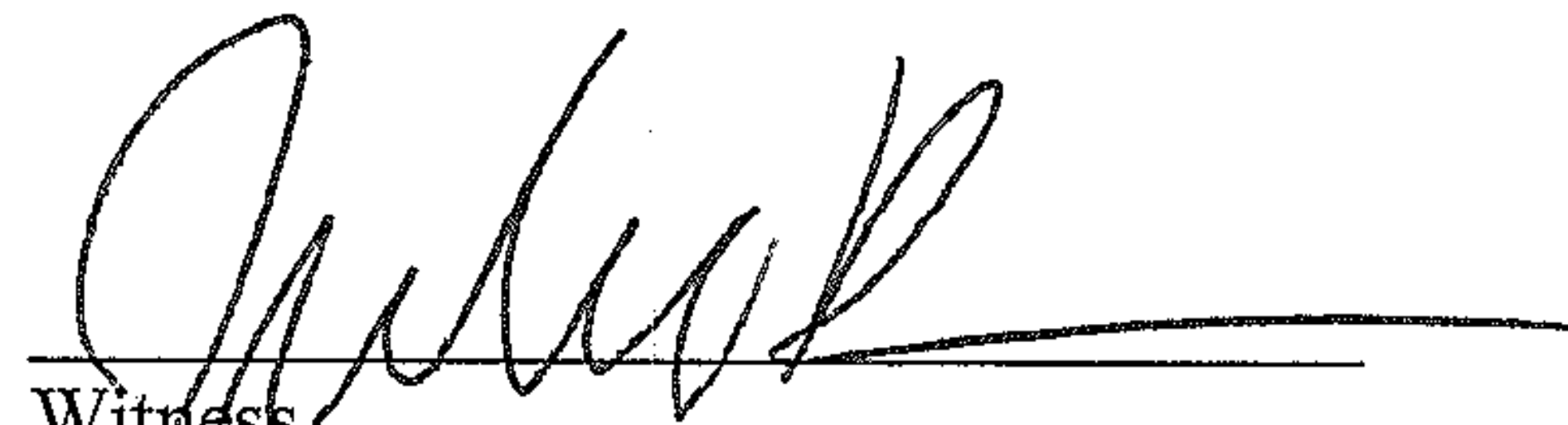
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

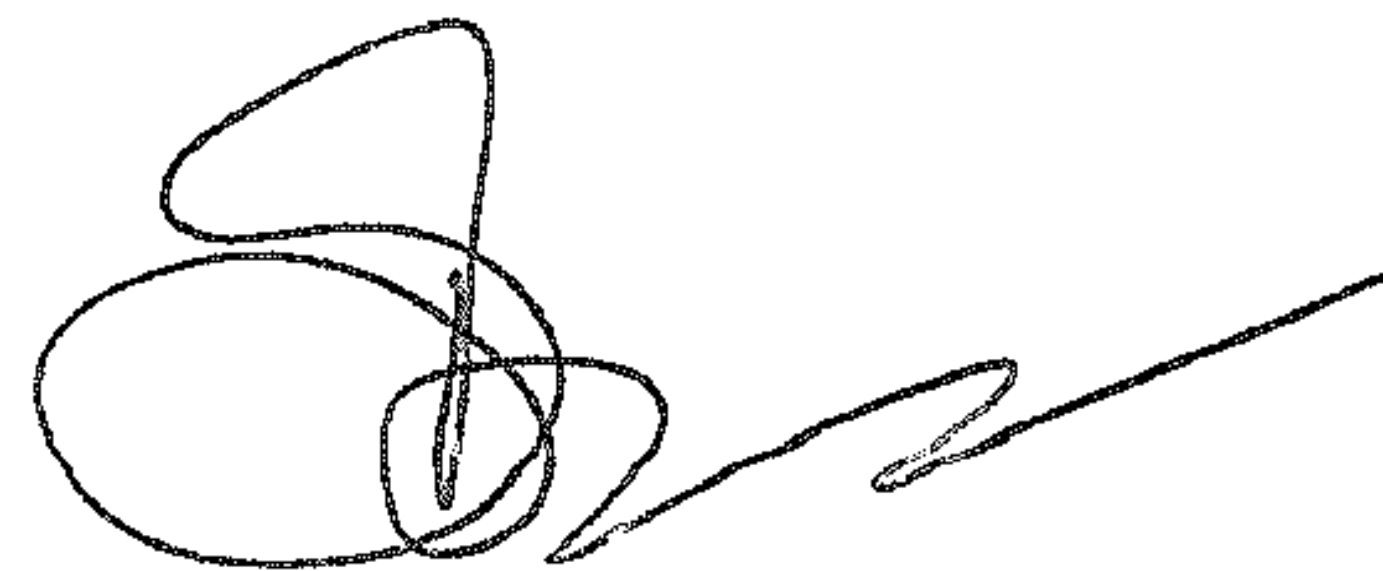
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025.

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

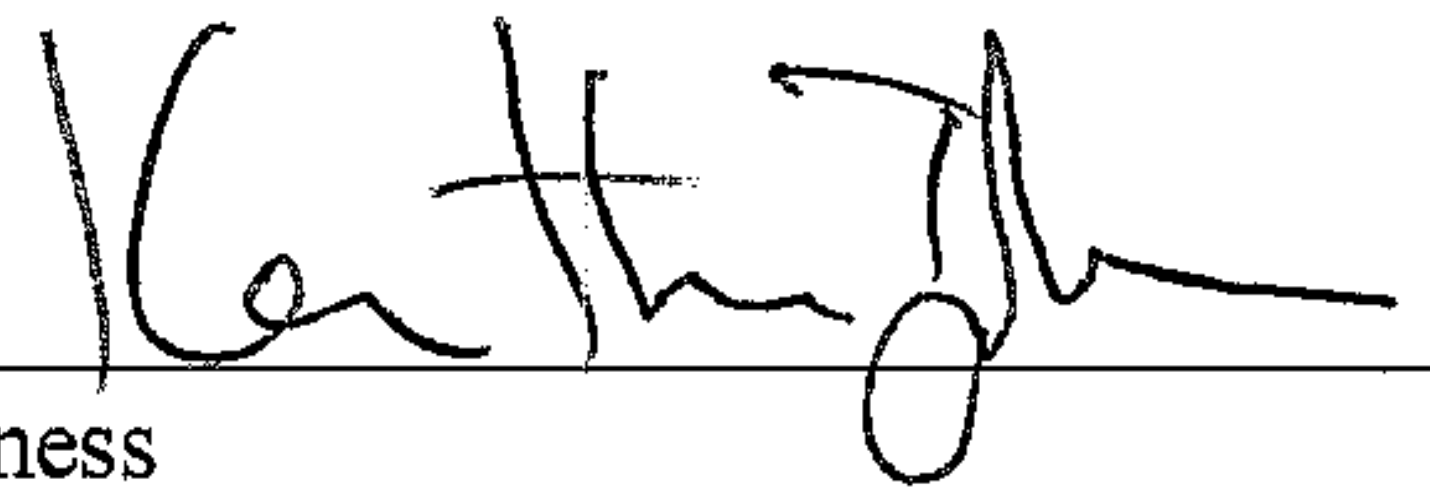
Signed, sealed and delivered in our presence:

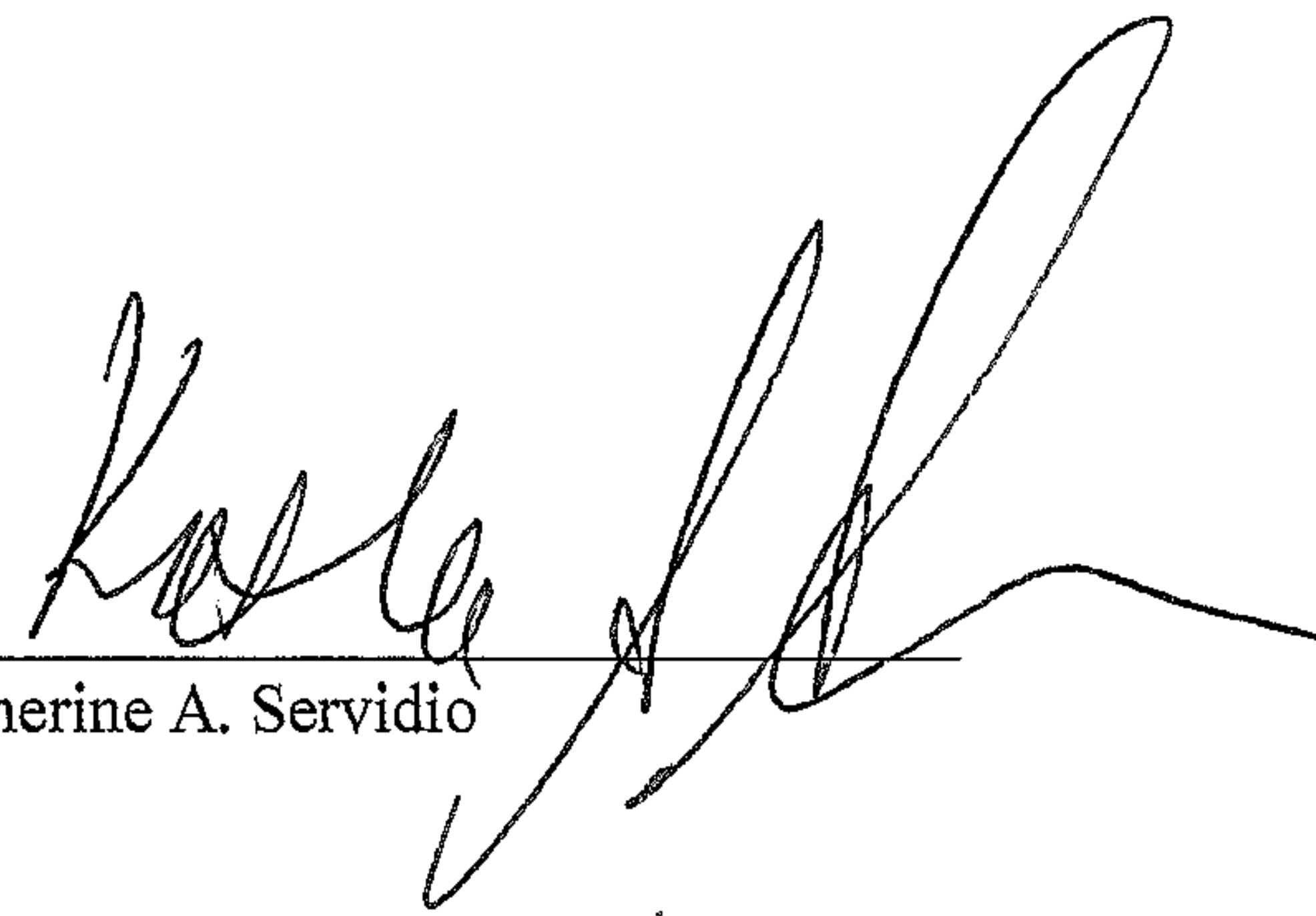


Witness
Printed Name: Jules Roman
1990 Main St Ste 802
Sarasota, FL, 34236



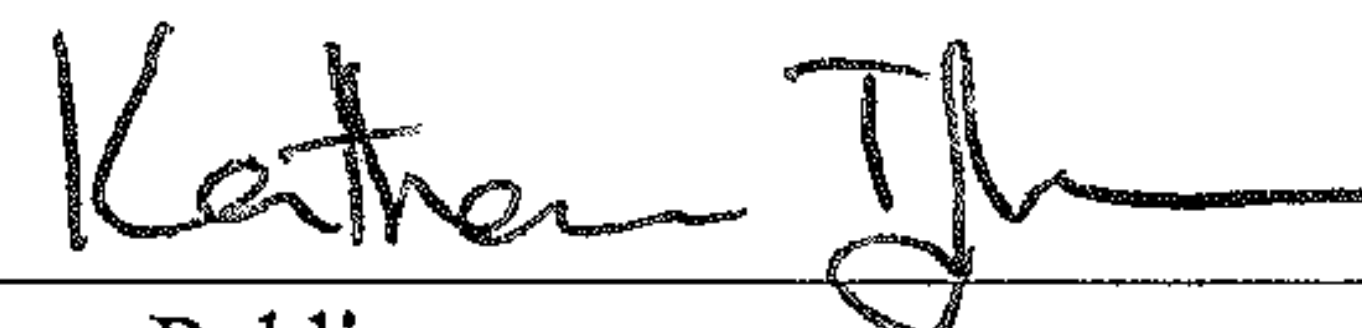
Ronald J. Servidio


Witness
Printed Name: Katharine Tjarks
1990 Main St Ste 802
Sarasota, FL 34236


Katherine A. Servidio

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2026 by Ronald J. Servidio and Katherine A. Servidio who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]


Notary Public
Print Name: KATHARINE TJARKS
My Commission Expires: APRIL 25 2028

