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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500833

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

This Instrument Prepared
under the supervision of:

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0135113026

Our File No.: 83-26-0271

Doc Stamp-Deed: \$2,012.50

WARRANTY DEED

This Warranty Deed made this 28th day of May, 2026 by Christopher J. Cutting and Susan J. Cutting, a married couple, whose mailing address is 4639 Chapel Hill Drive, #2925, Sarasota, FL 34238, hereinafter called the grantor(s), to David Burns and Kelly A Williams, a married couple, whose post office address is 62 Doyle St, Bedford, NS, Canada B4A1KS, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Unit 4306, STONEYBROOK CLUBSIDE SOUTH CONDOMINIUM I, a condominium according to the Declaration of Condominium recorded in Official Records Book 2782, Page 1150, and amendments thereto, and according to the plat thereof recorded in Condominium Book 30, Pages 50, 50A and 50B, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Annamarie Martinez
First Witness Signature
Annamarie Martinez
Printed Signature

C. Cutting
Christopher J. Cutting
Susan J. Cutting
Susan J. Cutting

8319 Market Street
Lakewood Ranch, FL 34202
Address of First Witness

Marlene King
Second Witness Signature
Marlene King
Printed Signature

8319 Market Street
Lakewood Ranch, FL 34202
Address of Second Witness

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of May, 2026 by Christopher J. Cutting and Susan J. Cutting, who has produced DL as identification or is personally known to me to be the persons therein.

Annamarie Martinez
Notary Public, State of Florida

My commission expires:
Seal

