

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 1,430,000.00

6/3/2026 3:25 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3502756

Doc Stamp-Deed: \$10,010.00

File Number: 2026-168
Parcel ID: 0009-05-1010

Warranty Deed

Made this 3rd day of June, 2026 by, **John B Bartlett II and Maria K Barlett, Individually and as Trustees of the John B Bartlett, II Living Trust, UTD 01/27/1997**, whose post office address is: **1485 Gulf of Mexico Dr, A110, Longboat Key, FL 34228**, hereinafter called the grantor, to: **Michael J. Burbridge and Lucia A. Burbridge, husband and wife**, whose post office address is: **5085 Faberge Place, Sarasota, FL 34233**, hereinafter called the grantee,

(Whenever used herein the term "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, for and in consideration of the sum of ONE MILLION FOUR HUNDRED THIRTY THOUSAND AND 00/100 and 00/100 Dollars (\$1,430,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

UNIT 110, THE PLAYERS CLUB I, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1392, PAGE 1838, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0009-05-1010

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 December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

WARRANTY DEED

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness: Kriss Carrion
Print Name: Kriss Carrion
Address: 360 Linwood Dr
Miami Springs, FL 33166

John B. Bartlett II
John B. Bartlett II, Trustee of John B
Bartlett II and Maria K Barlett, Trustees of
the John B Bartlett, II Living Trust, UTD
01/27/1997

Witness: Melanie Gonzalez
Print Name: Melanie Gonzalez
Address: 540 E 48 St Hialeah, FL 33013

Witness: Kriss Carrion
Print Name: Kriss Carrion
Address: 360 Linwood Dr
Miami Springs, FL 33166

Maria K. Barlett
Maria K. Barlett, Trustee of John B
Bartlett II and Maria K Barlett, Trustees of
the John B Bartlett, II Living Trust, UTD
01/27/1997

Witness: Melanie Gonzalez
Print Name: Melanie Gonzalez
Address: 540 E 48 St
Hialeah, FL 33013

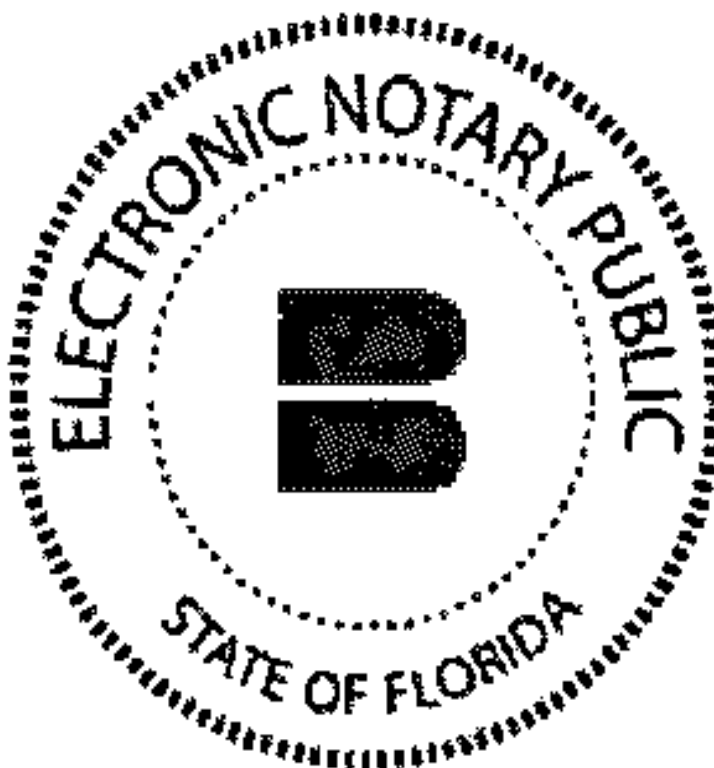
STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 18 day of May, 2026, by John B. Bartlett II and Maria K. Barlett, Trustees of John B Bartlett II and Maria K Barlett, Trustees of the John B Bartlett, II Living Trust, UTD 01/27/1997, () who is/are personally known to me or (✓) who has/have produced Driver's License as identification.

Melanie Gonzalez
Signature of Notary Public

Melanie Gonzalez
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



Melanie Gonzalez
Electronic Notary Public
State of Florida
Commission #: HH 682629
Commission Expires: 06/02/2029