

6/5/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3504000

Doc Stamp-Deed: \$1,995.00

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

File No.: PC-2026-6178
Parcel ID Number: 1135-10-0719

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WARRANTY DEED

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

This indenture made the 5th day of June, 2026 between Trevor Branch and Julie-Ann Burton, husband and wife, whose post office address is **5399 Hidden Pines Circle, Milton, FL 32583**, of the County of Santa Rosa, State of Florida, Grantors, to **Jennie Yurkovitch, Trustee of Last Cast Trust dated May 21, 2026**, whose post office address is **2261 Barrister Street, North Port, FL 34288**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, situate, lying and being in Sarasota, Florida, to-wit:

Lot 19, Block 1007, TWENTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Pages 9, 9A through 9I, inclusive, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS 1 SIGNATURE

PRINT NAME: GD Souza

WITNESS 1 ADDRESS:

6847 N 9th AVE
Pensacola, FL 32504

WITNESS 2 SIGNATURE

PRINT NAME: ELVIS Napchi

WITNESS 2 ADDRESS:

6847 N. 9th Ave
Pensacola, FL 32504

Trevor Branch

Julie-Ann Burton

STATE OF FL
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of June, 2026, by Trevor Branch and Julie-Ann Burton, ☒ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Jenny Jo Peabody
Signature of Notary Public

Jenny Jo Peabody
Print, Type/Stamp Name of Notary

