

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081282 2 PG(S)**

6/15/2026 3:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507588



Prepared by and Return to:
Patty Reaves , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$1,610.00

File No.: 266667-91

WARRANTY DEED

This indenture made on **June 15, 2026** by **Patricia A. Burns, Trustee, Individually, a single woman and as Trustee of The Patricia A. Burns Revocable Trust U/A dated January 6, 2017**, whose address is: 23 Mulberry Lane, Manchester, CT 06040 hereinafter called the "grantor", to **William Paul Eftax, Trustee of The William Paul Eftax Revocable Trust U/A dated May 15, 1989**, whose address is: 357 Otter Creek Dr., Venice, FL 34292, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Unit 1703, AUBURN LAKES, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 1999048329, as amended from time to time, and according to the Condominium Plat thereof, as recorded in Condominium Book 33, Page 19, 19A and 19B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0411091315**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

Full power and authority is hereby granted to Trustee or his successors to protect, conserve, sell, lease, convey or otherwise encumber, to manage and dispose of the real estate or any part thereof. This deed is given and accepted in accordance with Section 689.073, Florida Statutes.

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

The Patricia A. Burns Revocable Trust U/A dated January 6, 2017

Patricia A. Burns

By Patricia A. Burns, Individually and as Trustee

Signed, sealed and delivered in our presence:

Anja Hoffmann
1st Witness Signature

Angalena DuBaldo
2nd Witness Signature

Print Name: Anja Hoffmann

Print Name: Angalena DuBaldo

Address: 29 Rolling Hills Trail
Bolton CT 06043

Address: 226 Woodhaven Road
Glastonbury CT 06033

State of CT

County of Hartford

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on June 12, 2026, by **Patricia A. Burns, Individually and as Trustee of The Patricia A. Burns Revocable Trust U/A dated January 6, 2017**, who (☐) is/are personally known to me or who (☒) produced a valid drivers license as identification.

Anja Hoffmann
Notary Public Signature
Printed Name: Anja Hoffmann
My Commission Expires: 10-31-2028

(NOTARY SEAL)

