

6/23/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511432

Prepared by and return to:

William A. Dooley, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3103-001

Doc Stamp-Deed: \$9,695.00

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Warranty Deed

This Warranty Deed made this 23rd day of June, 2026 between James M. Hackman individually and as Trustee(s) of the The James M. Hackman Declaration of Trust dated the 5th day of June, 2014, aka The James M. Hackman Administrative Trust dated the 5th day of June 2014, whose post office address is P.O. Box 251, Middleburg, VA 20118, grantor, and Jean M. Burns, Co-Trustee(s) of the W. Craig Burns Family Trust dated December 3, 2021 whose post office address is 441 Barrows Sheef, Newtown Square, PA 19073, 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, situate, lying and being in **Sarasota County, Florida** to-wit:

Lot 29, OAKS II, PHASE III, as per plat thereof recorded in Plat Book 36, Page 31, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0141150002

Subject to easements, restrictions and reservations of record.

THE ABOVE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.

Full Power and authority are conferred upon the Grantee, as Trustee aforesaid, to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the property, it being the intent to vest in the Grantee, as Trustee aforesaid, full right of ownership over the property as authorized by Section 689.073, Florida Statutes.

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

Signed, sealed and delivered in our presence:

x Cathy Rice
Witness Name: Cathy Rice
Witness Address: 111 W. Washington St.
Middleburg VA 20117

x Brittany
Witness Name: Brittany Horton
Witness Address: 111 W. Washington St.
Middleburg VA 20117

James M. Hackman
James M. Hackman, Individually and as Trustee

State of Virginia
County of Loudoun

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of June, 2026 by James M. Hackman individually and as Trustee(s) of the The James M. Hackman Declaration of Trust dated the 5th day of June, 2014, aka The James M. Hackman Administrative Trust dated the 5th day of June 2014., who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Brittany
Notary Public

Printed Name: Brittany Horton

My Commission Expires: 07/31/2029

