

7/7/2026 2:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3516678

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$3,535.00

File No.: VEN-2026-2097
Parcel ID Number: 0486-11-0048

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WARRANTY DEED

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

This indenture made the 6th day of July, 2026 between Joshua Burroughs and Natalia Montoya Grisales, husband and wife, and Cherie Catherine Burroughs, a single woman, whose post office address is 11518 Warren Oaks Place, Riverview, FL 33578, of the County of Hillsborough, State of Florida, Grantors, to Batach LLC, a Wyoming Limited Liability Company, whose post office address is 12 Autumn Run, Mount Vernon, OH 43050, of the County of Knox, State of Ohio, 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 60, Englewood Isles, Unit 4, according to the plat thereof, as recorded in Plat Book 24, Page(s) 32, 32A and 32B, 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:

Christopher Andrew Yon
WITNESS 1 SIGNATURE
PRINT NAME: Christopher A Yon

WITNESS 1 ADDRESS:
11357 Nuckols Rd #1087
Glen Allen, VA 23059

Robin Rene' Fulghum
WITNESS 2 SIGNATURE
PRINT NAME: robin fulghum

WITNESS 2 ADDRESS:
13518 Deer Creek Rd
Ashland, VA 23005

STATE OF Virginia
COUNTY OF Hanover

The foregoing instrume online notarization, this 6th day of July, 2026, by Joshua Burroughs, Natalia Mo who has/have produced drivers License as identification.

Robin Rene' Fulghum
Signature of Notary Public
robin fulghum
Print, Type/Stamp Name of Notary

Joshua Burroughs
Natalia Montoya Grisales
Cherie Catherine Burroughs



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication