

7/15/2026 4:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3520271

Prepared by and Return to:
Kim Price
MSC Title, Inc
684 South Indiana Avenue, Englewood, FL 34223
File No. 2026-553-KXP
Sales Price: Price: \$341,000.00

Doc Stamp-Deed: \$2,387.00

General Warranty Deed

Made this 15th day of July, 2026 By **John Hefferon, an un-remarried widower**, whose address is: 9921 Lackland Drive, Philadelphia, PA 19114, hereinafter called the grantor, to **Tara N. Burkley, an un-married woman, and Matthew Watts, an un-married man, as joint tenants with right of survivorship**, whose post office address is: 1040 Oleander Street, Englewood, FL 34223, 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 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, viz:

Lot 1725, VENICE GARDENS UNIT NO. 28, according to the plat thereof, as recorded in Plat Book 18, Page 45, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0435150011**

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.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Kimberley J Price
Witness Signature above:

John Hefferon
John Hefferon
9921 Lackland Drive, Philadelphia, PA 19114

Witness print name below:
Kimberley J Price

Witness Address:
684 S Indiana Ave
Englewood FL 34223

Jennifer L Blunk
Witness Signature above:

Witness print name below:
Jennifer L Blunk

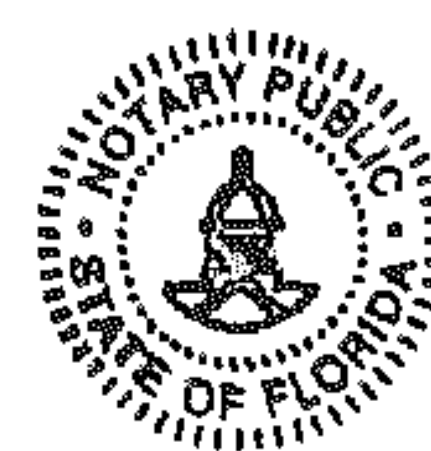
Witness Address:
684 S Indiana Ave
Englewood FL 34223

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2026, by John Hefferon, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Kimberley J Price
Signature of Notary Public

Print, Type/Stamp Name of Notary



Kimberley J Price
Comm.: HH 420870
Expires: Jul. 12, 2027
Notary Public - State of Florida