

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026097642 2 PG(S)**

7/17/2026 2:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521226

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

File Number: 26-1056

Doc Stamp-Deed: \$3,430.00

Consideration: \$490,000.00

General Warranty Deed

Made this July 17, 2026, by **Galen E. Burke and Anne S. Burke, husband and wife**, whose post office address is: 1322 North Main Street, #1026, North Port, FL 34286, hereinafter called the Grantor, to **Jennifer C. Nowicki, an unmarried woman**, whose post office address is: 5032 Southern Pine Circle, Venice, FL 34293, 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)

Witnesseeth, 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:

**LOT 19, SOUTHWOOD SECTION "A", ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 32, PAGES 1, OF THE PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA.**

Parcel ID Number: **0446010019**

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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 for the current year and subsequent years.

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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:*

Natalie G. Coldiron
Signature of Witness #1
Printed Name of Witness #1: Natalie G. Coldiron
Post Office Address: 1990 Main Street
Sarasota, FL 34236

Galen E. Burke (seal)
Galen E. Burke

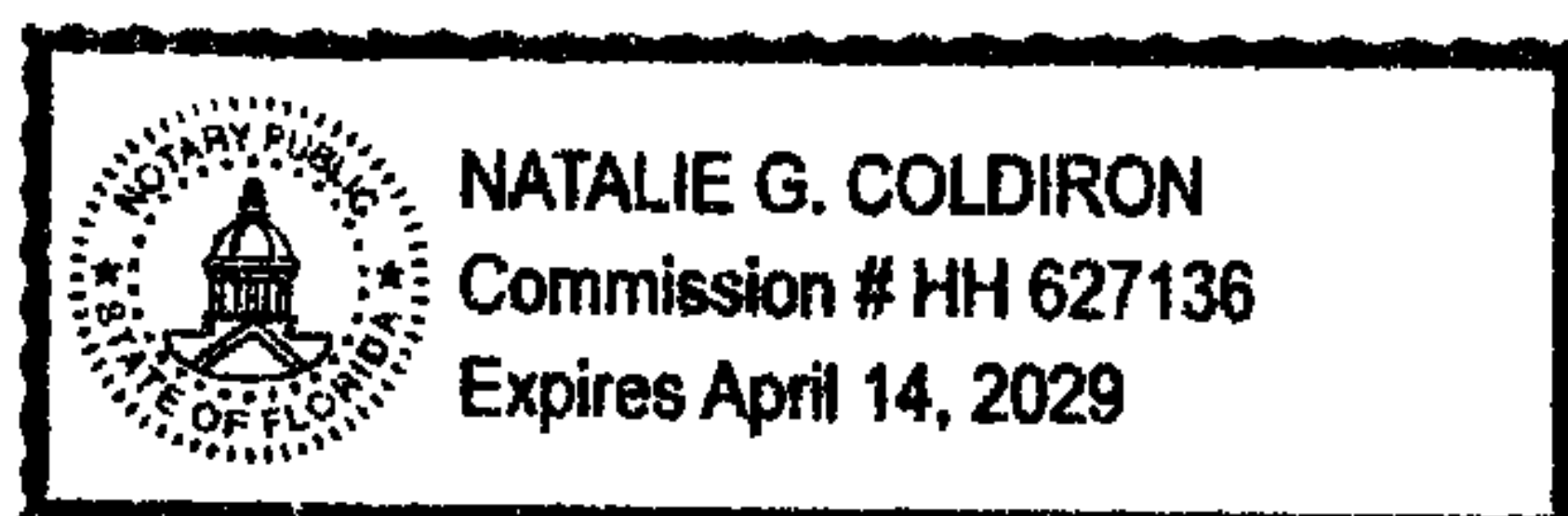
Catherine Wolff
Signature of Witness #2
Printed Name of Witness #2: Catherine Wolff
Post Office Address: 1990 Main Street
Sarasota, FL 34236

Anne S. Burke (seal)
Anne S. Burke

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2026, by **Galen E. Burke and Anne S. Burke**, ☐ who are personally known to me, or ☐ who produced FL Drivers Licenses as identification.

(NOTARY STAMP/SEAL)



Natalie G. Coldiron
NOTARY PUBLIC
Natalie G. Coldiron
Printed Name
My Commission Expires: _____