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8/7/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529986

PREPARED / RETURN TO:

Kevin M. Kinney

Bison Agency, LLC

7978 Cooper Creek Blvd., Suite 100

University Park, FL 34201

Doc Stamp-Deed: \$3,395.00

Tax Parcel Identification Number: 0051040022

Consideration: \$485,000.00

WARRANTY DEED

THIS WARRANTY DEED is made on August 6, 2026, between **Jon K. Haller and Joanna M. Haller**, Husband and Wife ("GRANTOR") both having an address of 1450 Blue Horizon Circle, Bradenton, FL 34208 and **Cindie Burgher**, having an address of 4471 Trails Drive, Sarasota, FL 34232 ("GRANTEE"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of **ONE AND MORE DOLLARS (\$1.00)** and other valuable Considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, following described land:

Lot 3, TIMBERLAKES, according to the map or plat thereof, as recorded in Plat Book 31, Page 36 in the Public Records of Sarasota County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, 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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2025. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

WITNESSES:

Mary Kat Bradford
Print Name: Mary Kat Bradford
Address: 1605 Main Street
Sarasota, FL 34231

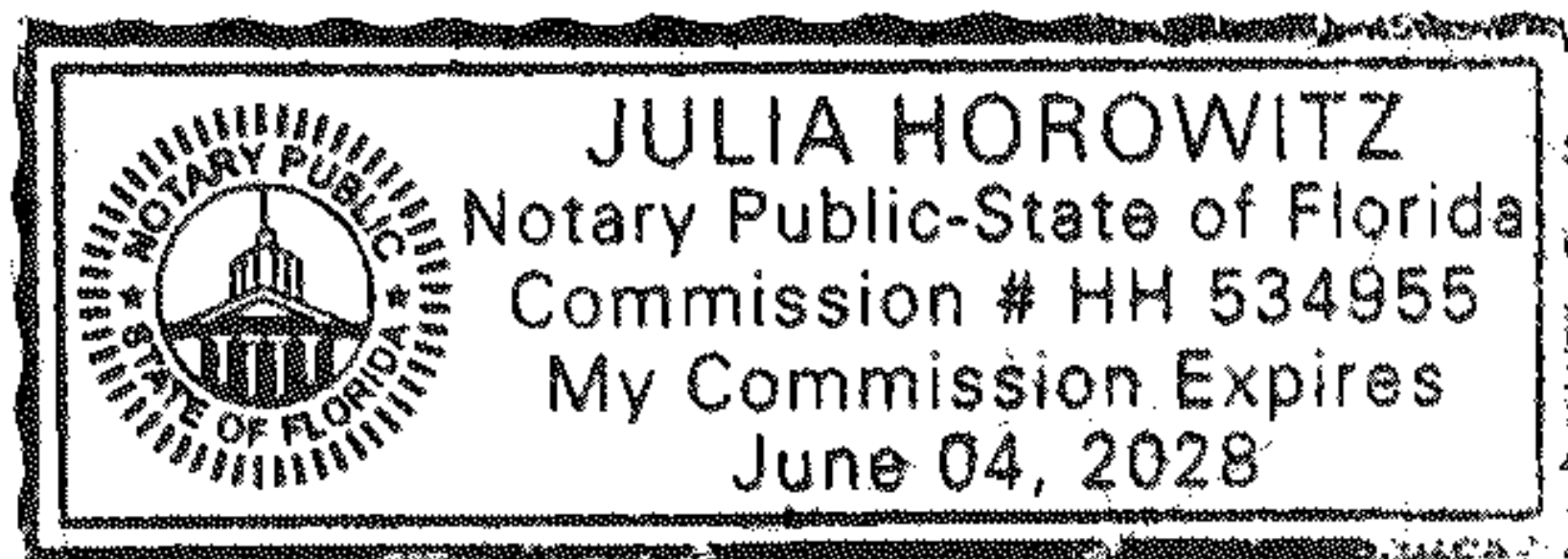
Jon K. Haller
Jon K. Haller

Julia Horowitz
Print Name: Julia Horowitz
Address: 2634 Fruitville Rd #203
Sarasota, FL 34237

Joanna M. Haller
Joanna M. Haller

STATE OF FLORIDA)
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 6th day of August, 2026 by Jon K. Haller and Joanna M. Haller. Said persons [☐] is/are personally known to me or [☒] produced FL drivers licenses as identification.



Julia Horowitz
Signature of Notary