

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108516 2 PG(S)

Prepared by and return to:
Caitlin Walter
One Real Title of Florida, LLC
350 Lincoln Road
Floor 2, Suite 351
Miami Beach, FL 33139
(786) 400-2539
File No 2026-ORTFL-201

8/10/2026 1:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3530514

Doc Stamp-Deed: \$84.00

Parcel Identification No 1128-22-6003

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 7th day of August, 2026, between **Jacqueline Burke, a single woman**, whose post office address is 1599 Bellagio Loop, Tavares, FL 32778, of the County of Lake, Florida, Grantor, to **A&V Innovation, LLC, a Florida Limited Liability Company**, whose post office address is 6416 Tillandsia Place, Tampa, FL 33610, of the County of Hillsborough, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Parcel 1

Lot 3, Block 2260, 46th Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 19, Page 45, of the Public Records of Sarasota County, Florida.

Parcel 2

Lot 4, Block 2260, 46th Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 19, Page 45, of the Public Records of Sarasota County, Florida.

Parcel 3

Lot 6, Block 2260, 46th Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 19, Page 45, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1599 Bellagio Loop, Tavares, FL 32778.

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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Jacqueline Burke
Jacqueline Burke

Caitlin Walter
WITNESS
PRINT NAME: Caitlin Walter

Cindy Rivera
WITNESS
PRINT NAME: Cindy Rivera

350 Lincoln Road Floor 2, Suite 351
Miami Beach, FL 33139
WITNESS 1 ADDRESS

350 Lincoln Road Floor 2, Suite 351
Miami Beach, FL 33139
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 7th day of August, 2026, by Jacqueline Burke, ☐ who is/are personally known to me or ☒ who has/have produced driver's license as identification.

Cindy Rivera
Signature of Notary Public
Cindy Rivera
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

