

9/10/2026 4:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543718

Prepared by and return to:

Michelle Lajoie Hermey, Esq.

Ferguson Skipper, P.A.

1515 Ringling Blvd, 10th Floor

Sarasota, FL 34236

(941) 957-1900

File Number: 34749

Doc Stamp-Deed: \$29,575.00

Parcel Number: 0077-02-0010

Warranty Deed

This Warranty Deed made this 10 day of September, 2026 between K & H SRQ Properties, LLC, a Florida Limited Liability Company, whose post office address is 6077 Clark Center Avenue, Sarasota, FL 34238, grantor, and Francis Norman Burzik and Catherine Marie Burzik, as Trustees of the Francis Norman and Catherine Marie Burzik Trust u/a/d November 4, 2005, as amended, and as may be further amended, whose post office address is 4431 Camino Real, Sarasota, FL 34231, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in Sarasota County, Florida to-wit:

Lot 21, Block D, OYSTER BAY ESTATES, according to the map or plat thereof as recorded in Plat Book 5, Page 79, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions and reservations of record, if any, governmental regulations and taxes for 2026 and subsequent years.

The Grantee, as Trustee, warrants and represents that she is specifically granted and given the power and authority to protect, conserve, sell, exchange, option, lease, mortgage, pledge, encumber, manage, control and dispose of the above property and to exercise such other powers and authority granted by Section 689.073, Florida Statutes.

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 12/31/2025.

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:

Witness

Printed Name: Cathy A. McKeehan

P.O. Address: _____

P.O. BOX 3948

SARASOTA, FL 34230-3948

Witness

Printed Name: Scott W. Dunlap

P.O. Address: P.O. BOX 3948

SARASOTA, FL 34230-3948

K & H SRQ Properties, LLC,
a Florida Limited Liability Company

By: _____

Philip A. Kellogg,
as Manager and Authorized Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 4
day of September, 2026 by Philip A. Kellogg, as Manager and Authorized Member of K & H SRQ Properties, LLC, a Florida
limited liability company, who ☒ is personally known or ☐ has produced _____ as identification.

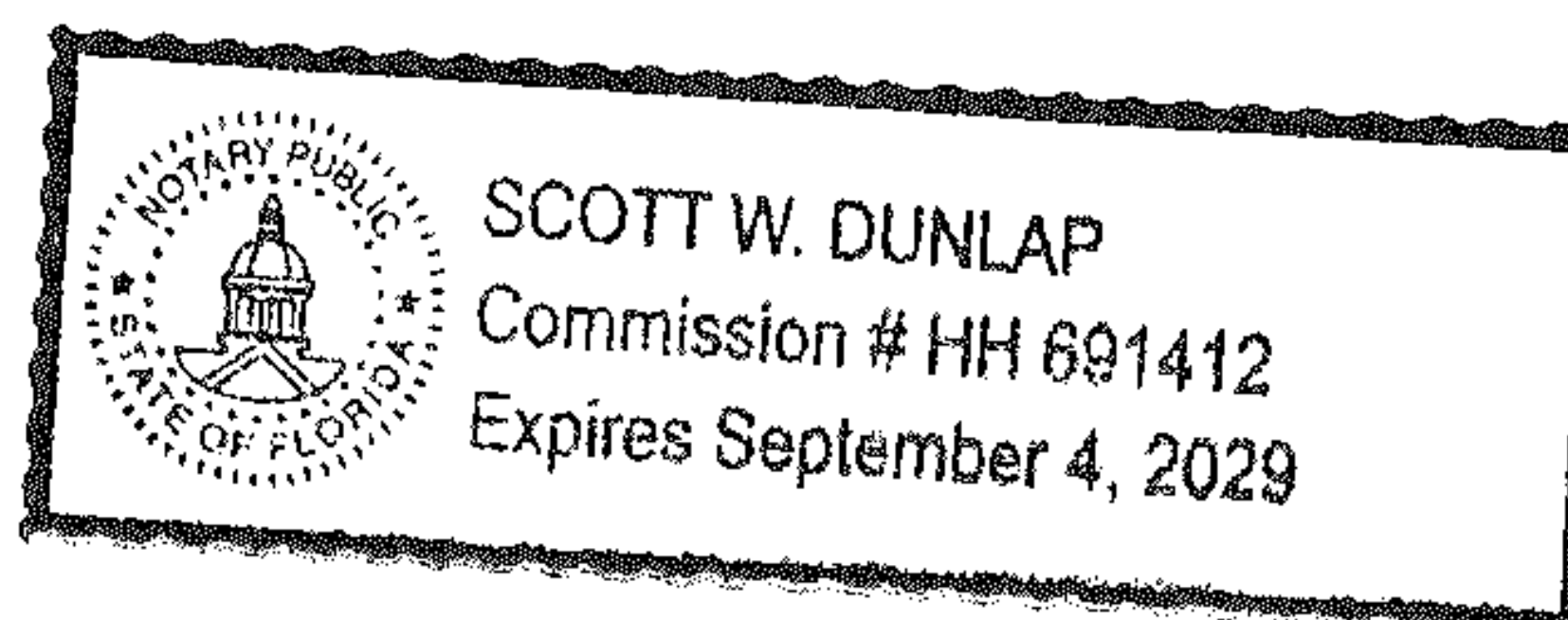
[Seal]

Notary Public

Print Name: _____

Scott W. Dunlap

My Commission Expires: _____



Signed, sealed and delivered in our presence:

Witness

Printed Name: Cathy A. McKeehan

P.O. Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

Witness

Printed Name: Scott W. Dunlap

P.O. Address: P.O. BOX 3948
SARASOTA, FL 34230-3948

K & H SRQ Properties, LLC,
a Florida Limited Liability Company

By

D. Craig Holliday,
as Manager and Authorized Member

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4
day of September, 2026 by D. Craig Holliday, as Manager and Authorized Member of K & H SRQ Properties, LLC, a Florida
limited liability company, who ☐ is personally known or ☐ has produced _____ as identification.

[Seal]

Notary Public

Print Name: Scott W. Dunlap

My Commission Expires: _____

