

Return to:
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

9/22/2026 12:02 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3547509

This Instrument Prepared
under the supervision of:

Doc Stamp-Deed: \$2,793.00

Elizabeth Martinez
Florida Title & Guarantee Agency
13794 NW 4th Street, Ste 200
Sunrise, FL 33325

Property Appraisers Parcel Identification (Folio) No.:
0035121069

Our File No.: 83-26-0611

WARRANTY DEED

This Warranty Deed made this 18th day of September, 2026 by Mary K. Krebs, an unmarried person, surviving spouse of William J. Krebs, Jr., deceased, whose mailing address is 122 Green Avenue, #1011, Woodbury, NJ 08096, hereinafter called the grantor(s), to Christina A. Burke, an unmarried person, whose post office address is 5435 Chanteclair #69, Sarasota, FL 34235, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Unit 69, CHANTECLAIRE, A CONDOMINIUM, according to the declaration of condominium recorded in Official Records Book 1682, Page 568, and Amendments Thereto, and as Per Plat Thereof Recorded in Condominium Book 22, Page 26, and Amendments Thereto, of the Public Records of Sarasota County, Florida, together with its undivided share in the common elements.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2026 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

SOLANGE VILORIA
First Witness Signature

Mary K. Krebs
Mary K Krebs

Solange Viloria
Printed Signature

102 Meadowview Dr.
Menonah, NJ 08090
Address of First Witness

Marco Andres Viloria
Second Witness Signature

Marco Andres Viloria
Printed Signature

102 Meadowview Lane
Menonah, NJ 08090
Address of Second Witness

State of New Jersey

County of Gloucester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of September, 2026 by Mary K Krebs, who has produced FL DRIVER LICENSE as Identification or is personally known to me to be the persons therein.

My commission expires: Nov. 1, 2026
Seal

Solange Viloria
Notary Public, State of New Jersey

