

Prepared by and Return to:  
Sarah Raczynski  
MTI Title Insurance Agency, Inc.  
411 Commercial Court, Suite A  
Venice, FL 34292

4/2/2026 4:32 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3475520

-Incidental to the issuance of title insurance  
Property Appraiser's Parcel ID #0471150019  
File- MFL-2274619  
Consideration Amount \$299,000.00

Doc Stamp-Deed: \$2,093.00

---

**WARRANTY DEED**

**This Indenture, Made this April 1, 2026, between David Bailey and Shirley Bailey, husband and wife, whose post office address is: 1224 Maple Ridge Dr, Pickering, ON L1X 1A5, hereinafter called the "Grantor", and, Mark Waterman and Shelley Waterman, a married couple, whose post office address is: 2553 Kimberly Drive, Erie, PA 16509, hereinafter called the "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. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

**Lot 109, PENNINGTON PLACE, a subdivision according to the plat thereof recorded in Plat Book 45, Pages 26, 26A through 26I, of the Public Records of Sarasota County, Florida.**

Property Address: 9242 Coachman Drive, Venice, FL 34293

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.**

**Subject To:** (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;  
(2) Taxes and assessments for the current and subsequent years.

**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.

**The Grantors, David Bailey and Shirley Bailey , have been continuously married to each other without an intervening divorce since acquiring title to this property through the date of this document.**

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

[Signature]  
Witness #1 Signature

Sarah Raczynski  
Witness #1 Print Name  
411 Commercial Court, Suite A  
Venice, FL 34292

[Signature]  
Witness #2 Signature

Pandela Bounds  
Witness #2 Print Name  
411 Commercial Court, Suite A  
Venice, FL 34292

GRANTOR(S):

[Signature]  
David Bailey

[Signature]  
Shirley Bailey

**THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27th day of March, 2026 by: David Bailey and Shirley Bailey, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]  
Notary Public

My Commission Expires:

