

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048164 3 PG(S)

4/13/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479384



Prepared by and Return to:
Jennifer Moore, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

Doc Stamp-Deed: \$1,645.00

File No.: 264280-91

WARRANTY DEED

This indenture made on **April 13, 2026** by **Ronald P. Beaubien and Lillian Sedlar, husband and wife**, whose address is: 664 Bird Bay Circle, Venice, FL 34285 hereinafter called the "grantor", to **Paul J. Hanley, a single man**, whose address is: 409 Caly Street, Cape May, NJ 08204, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, **Florida**, to-wit:

Condominium Unit 17, BIRD BAY I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1269, Page 559 through 664, as amended from time to time, and as per Plat thereof, recorded in Condominium Book 11, Pages 37 through 37J, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0406101017**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Ronald P. Beaubien

Ronald P. Beaubien

Lillian Sedlar

Lillian Sedlar

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: VIOLKA KOZEL

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

[Signature]
2nd Witness Signature

Print Name: Alicia Loupe

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

State of FLORIDA

County of SARASOTA

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on APRIL 9, 2026, by **Ronald P. Beaubien and Lillian Sedlar**, who () is/are personally known to me or who (X) produced a valid PHOTO ID as identification.

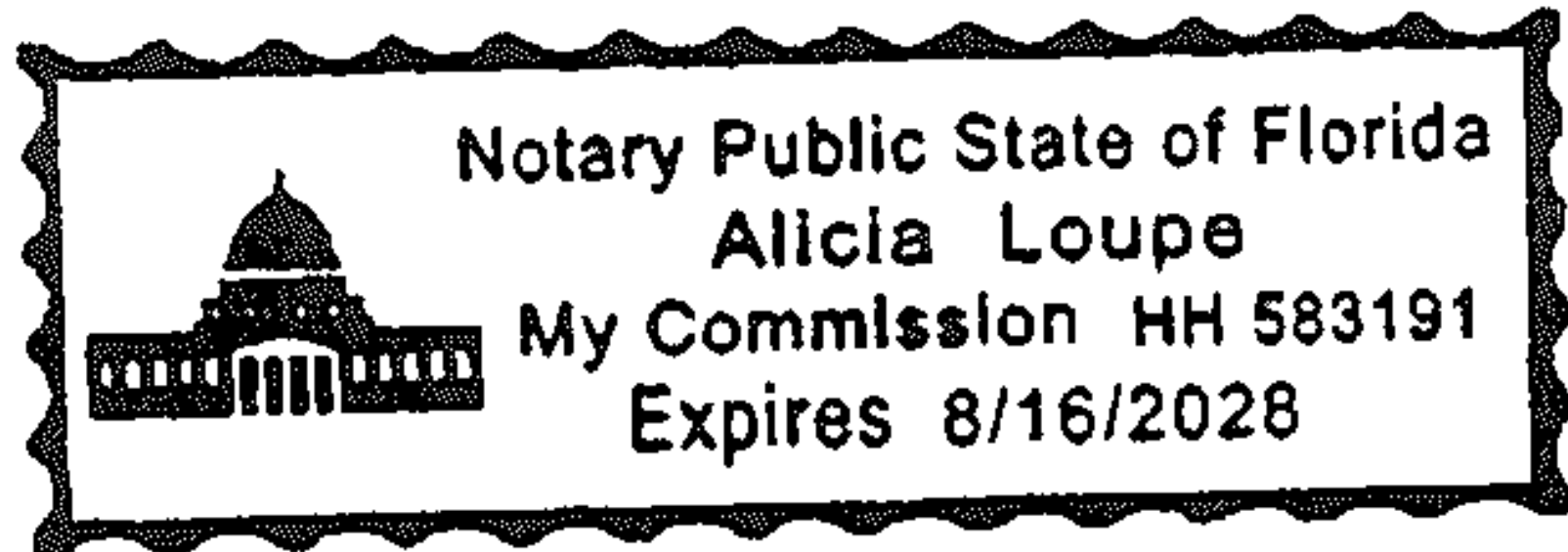
[Signature]

Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase I Bldg No. V3 Unit No. _____ of Bird Bay
Condominium Association, Inc. a Condominium, according to the Declaration of
Condominium, thereof, recorded on Official Records Book 1269, on page
559-
664, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) Ronald Beaubien + Lillian Secler to (buyer)
Paul Hanley, has been duly approved by
the undersigned Condominium Association, pursuant to the provisions of the above-
described Declaration of Condominium.

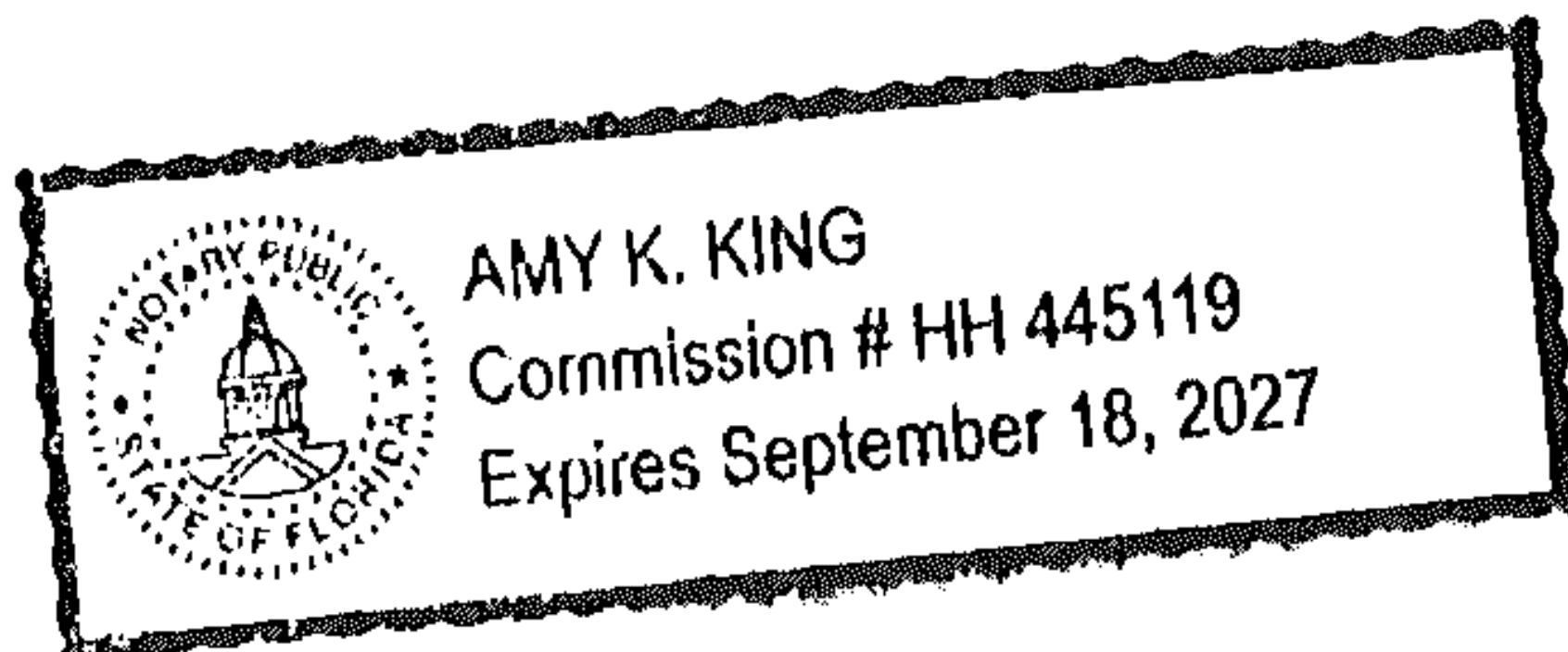
Application for Sale/Purchase was received and approved by the Board of Directors
on 18th day of March, 2026.

Dated this 18th day of March, 2026.

BY [Signature]
AS [Signature]
FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19th day of March,
2026.



BY Amy King
Notary - State of Florida

My Commission Expires:
Sept 18, 2026