

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026048705 2 PG(S)

4/14/2026 10:34 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3479853

Doc Stamp-Deed: \$1,260.00

Prepared by and Return to:
Sarah Amy Papadakis
Suncoast One Title & Closings, Inc
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

File No.: MAN-2026-1029
Parcel ID Number: 0406-02-1094

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of April, 2026 between Heather Swinburne and Stephen R. Swinburne, wife and husband, whose post office address is PO Box 2005, South Londonderry, VT 05155, of the County of Windham, State of Vermont, Grantors, to Robert Norman Mathisen and Tracie Austin Mathisen, husband and wife, whose post office address is PO Box 1261, Broomfield, CO 80038, of the County of CO, State of Colorado, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Condominium Unit No. 309, in Building 29, of Bird Bay II, a Condominium according to the Declaration of the Condominium recorded in Official Records Book 1337, at Page 414, as amended, and according to the plat recorded in Condominium Book 13, at Pages 23, 23A thru 23U as amended plat thereof recorded in Condominium Book 14, at Page 10, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dawn Mohamed

WITNESS 1 SIGNATURE
PRINT NAME: Dawn Mohamed

WITNESS 1 ADDRESS:
2582 Egret Loop

[Signature]

WITNESS 2 SIGNATURE
PRINT NAME: Kimberly Herrin

WITNESS 2 ADDRESS:
2905 Great Abaco Way
Bradenton, FL 34208

Heather Swinburne

Heather Swinburne
Stephen R Swinburne
Stephen R. Swinburne

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of April, 2026, by Heather Swinburne and Stephen R. Swinburne, who is/are personally known to me or who has/have produced VT DL / Passport as identification.

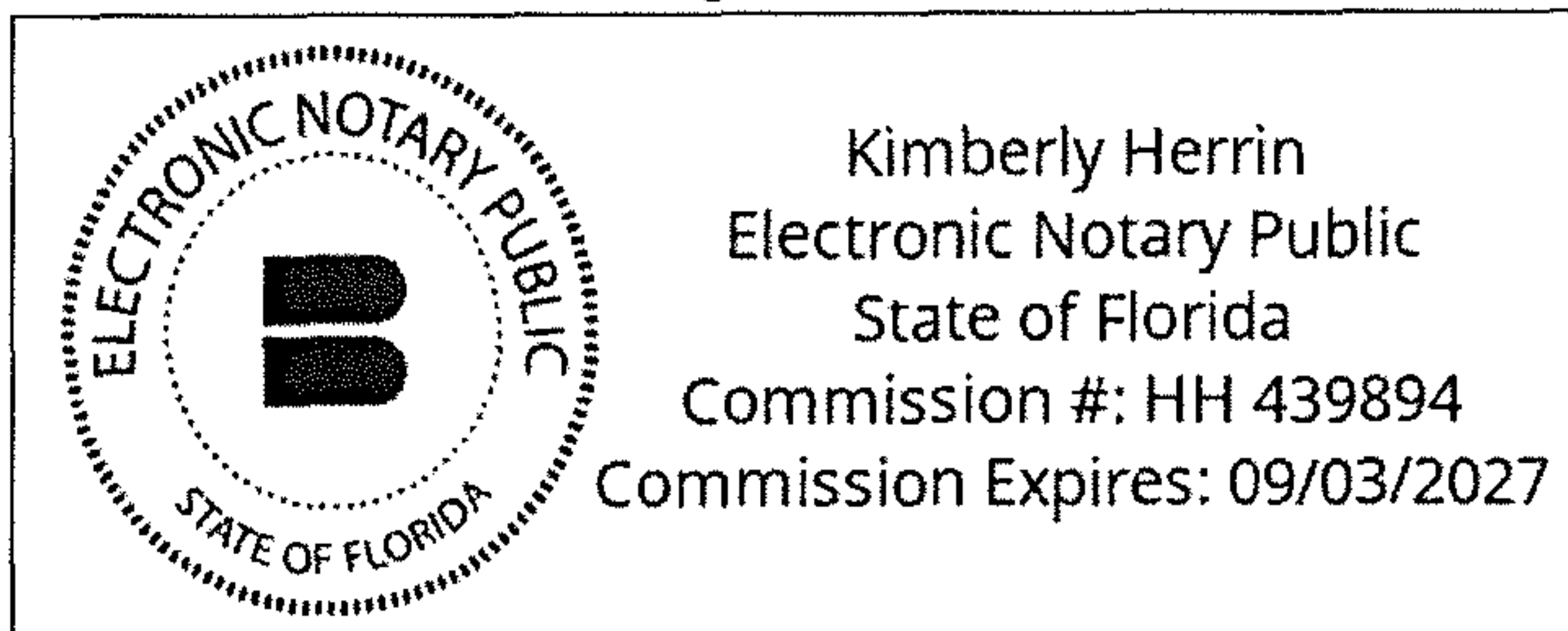
[Signature]

Signature of Notary Public

Kimberly Herrin

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



(SEAL)

SUNC - Warranty Deed-Non Homestead-Ind