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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3481829

Doc Stamp-Deed: \$1,855.00



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

File No.: 264229-91

WARRANTY DEED

This indenture made on **April 17, 2026** by **Thomas A. Schmitz, a single man**, whose address is: 405 East Valley Drive, Carroll, IA 51401 hereinafter called the "grantor", to **Patrick J. O'Sullivan and Susan O'Sullivan, husband and wife**, whose address is: 3217 Lyon Road, Cazenovia, NY 13035, 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:

Unit No. 307, Building 29 of BIRD BAY II, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1337, Page 414, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 13, Page 23, Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: **0406021092**

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.

Thomas A. Schmitz
Thomas A. Schmitz

Signed, sealed and delivered in our presence:

JM
1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave
Venice FL 34285

Vickie Kozel
2nd Witness Signature

Print Name: Vickie Kozel

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 () physical presence or () online notarization on April 13, 2024, by **Thomas A. Schmitz**, who () is/are personally known to me or who () produced a valid Photo ID as identification.

JM
Notary Public Signature

Printed Name: **Jennifer Moore**
My Commission Expires: 6/17/29

(NOTARY SEAL)

