

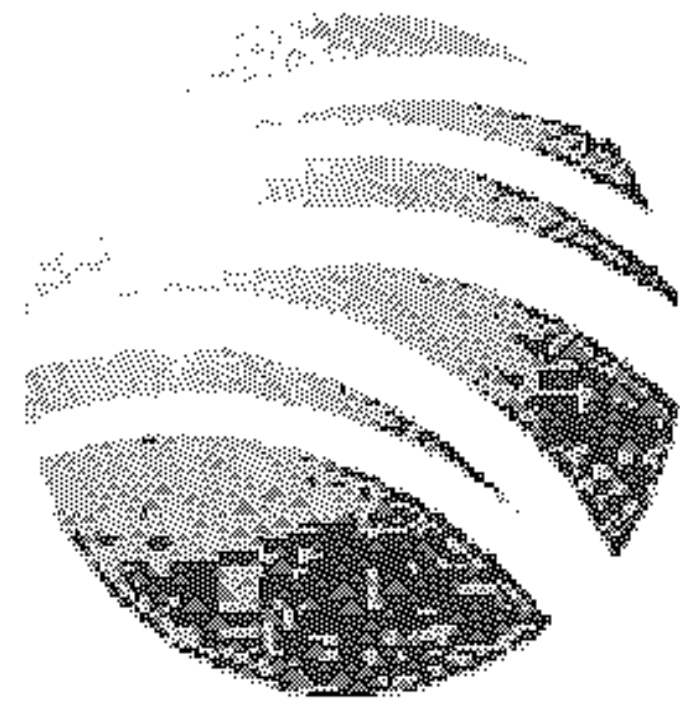
4/17/2026 11:36 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481883



SUNBELT
TITLE AGENCY

Doc Stamp-Deed: \$1,232.00

Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-02280

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This Warranty Deed

Made this 17 day of April, 2026 by **Barbara J. Duguay, individually an un-remarried Widow and as Trustee of the Barbara J. Duguay Trust dated February 15, 2005**, hereinafter called the Grantor, to **Randall Blaine Ray and Jill Ellen Ray, Husband And Wife**, whose post office address is: **7851 E New Haven Rd, Columbia, MO 65201**, hereinafter called the Grantee:

(Whenever used herein the term "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, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit No. 149, VENICE BAY ADULT PARK, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1562, Page 933, and as per plat thereof recorded in Condominium Book 20, Pages 2, 2A and 2B, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0407061045

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 whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara J. Duguay Trust dated February 15, 2005

Mike Saduel
Witness: (Signature)

Barbara J. Duguay
By: Barbara J. Duguay, individually and as Trustee
1443 Colony Pl
Venice, FL 34292

Printed Name MIKE SADUEL

1401 CAPE WINDS BLVD #131
Address

VENICE FL 34292
City, State, Zip

[Signature]
Witness (Signature)

Printed Name Stephanie Flint

304 W. Venice Ave #302
Address

Venice, FL 34285
City, State, Zip

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of April, 2020, by Barbara J. Duguay, individually and as Trustee, who: is personally known to me or produced photo ID as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name:
My Commission Expires:
Stamp/Seal:

