

4/17/2026 4:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482289

Prepared by:  
Amanda C. Tullidge, Esq.  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205  
File Number: 48273.000

Doc Stamp-Deed: \$53,900.00

Documentary Stamps in the amount  
of \$53,900.00 are affixed hereto.

## GENERAL WARRANTY DEED

Made this April 16, 2026 A.D. by Kevin Glass and Nicole Glass, husband and wife, and Jefferey Stevens, a single man, all three in their capacities both individually and as Trustees of The Glass Family Living Trust dated 4-24-2017, whose address is 118 E. Erie St., Unit 31-E, Chicago, Illinois 60611, hereinafter called the grantor, to Timothy Bello and Chassidy Bello, husband and wife, whose address is 501 Harbor Point Rd., Longboat Key, Florida 34228, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**Lot 40, BAY ISLES, UNIT NO. 1, according to the map or plat thereof, as recorded in Plat Book 23, Pages 35, 35A and 35B, of the Public Records of Sarasota County, Florida.**

Parcel ID Number: 0009030002

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** valid reservations, restrictions and easements of record.

**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 31, 2025.

**And** the grantor hereby covenants that the above-described property is the homestead of Kevin Glass and Nicole Glass, husband and wife, the Settlers of The Glass Family Living Trust dated 4-24-2017.

[signature on following page]

**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 (as to both):*

Witness #1 Signature: Sylene D. Isaac

Witness #1 Printed Name: SYLENE D. ISAAC

Address: 308 S. JEFFERSON ST. #132  
CHICAGO, IL 60661

Nicole Glass

Nicole Glass, individually and as Trustee of  
The Glass Family Living Trust dated  
4-24-2017

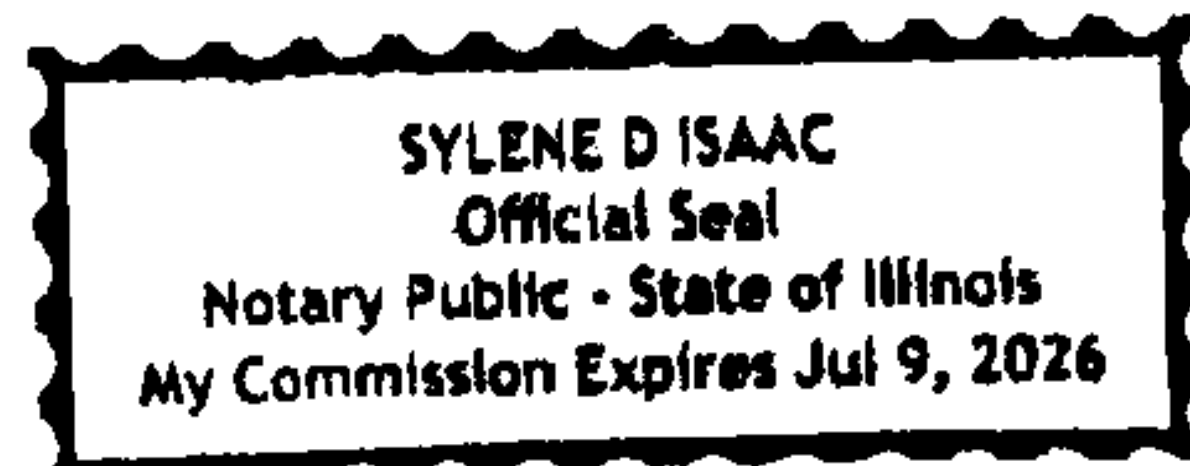
Witness #2 Signature: Maya Willis

Witness #2 Printed Name: Maya Willis

Address: 300 N. Canal St.  
Chicago IL 60606

State of ILLINOIS  
County of COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of April, 2026, by Nicole Glass, individually and as Trustee of The Glass Family Living Trust dated 4-24-2017,  who is/are personally known to me or  who has/have produced DRIVER'S LICENSE as identification.



Sylene D. Isaac

Notary Public  
Print Name: SYLENE D. ISAAC

My Commission Expires: JULY 9, 2026

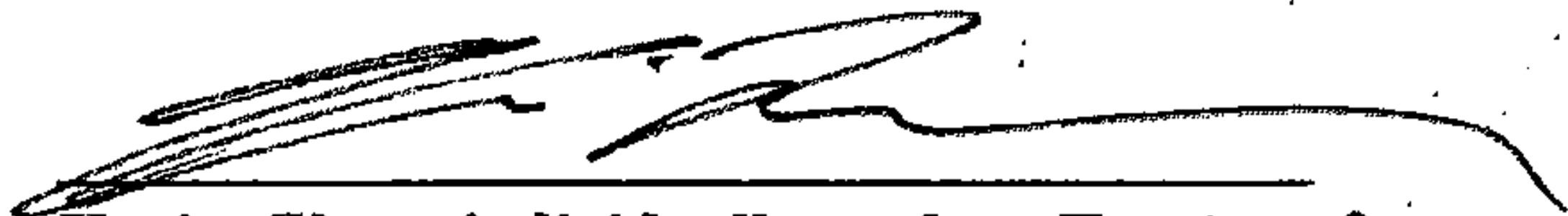
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence (as to both):*

Witness #1 Signature: Sylene D. Isaac

Witness #1 Printed Name: SYLENE D. ISAAC

Address: 308 S. JEFFERSON ST. #132  
CHICAGO, IL 60661

  
Kevin Glass, individually and as Trustee of  
The Glass Family Living Trust dated  
4-24-2017

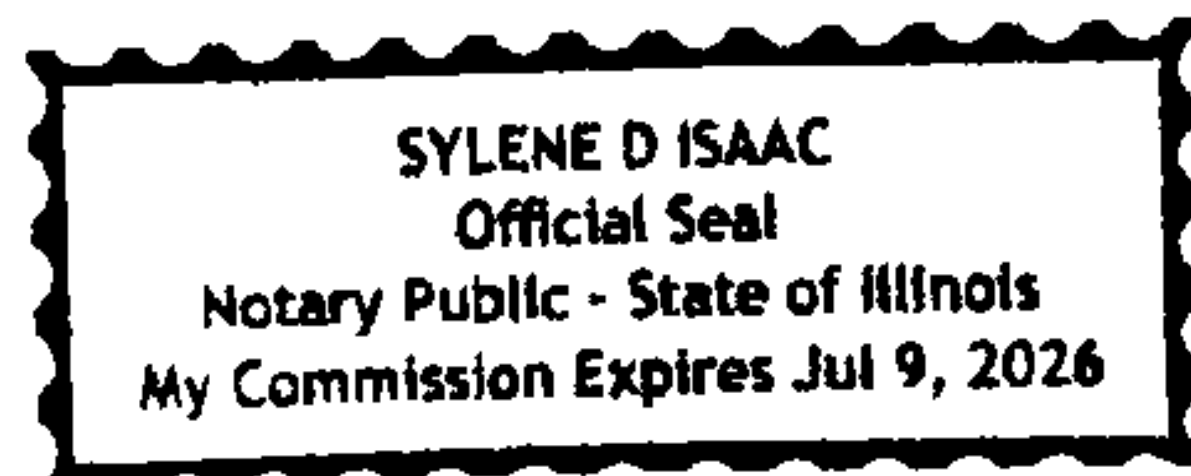
Witness #2 Signature: Maga Willis

Witness #2 Printed Name: Maga Willis

Address: 300 N. Canal St.  
Chicago IL 60606

State of ILLINOIS  
County of COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of April, 2026, by Kevin Glass, individually and as Trustee of The Glass Family Living Trust dated 4-24-2017,  who is/are personally known to me or  who has/have produced DRIVERS LICENSE as identification.



Sylene D. Isaac  
Notary Public  
Print Name: SYLENE D. ISAAC  
My Commission Expires: JULY 9, 2026

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 (as to both):

Witness #1 Signature: Sylene D. Isaac

Witness #1 Printed Name: SYLENE D. ISAAC

Address: 308 S. JEFFERSON ST. #132  
CHICAGO, IL 60661

Jeffery Stevens  
Jefferey Stevens, individually and as Trustee  
of The Glass Family Living Trust dated  
4-24-2017

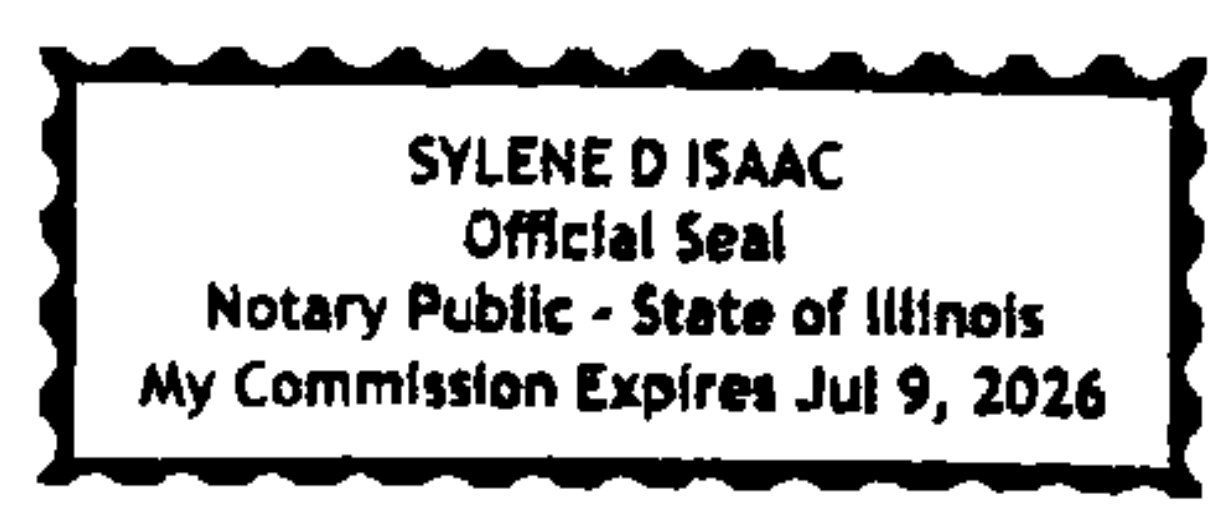
Witness #2 Signature: Maya Willis

Witness #2 Printed Name: Maya Willis

Address: 3022 N. Canal St.  
Chicago, IL 60642

State of ILLINOIS  
County of COOK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of April, 2026, by Jefferey Stevens, individually and as Trustee of The Glass Family Living Trust dated 4-24-2017,  who is/are personally known to me or  who has/have produced DRIVERS LICENSE as identification.



Sylene D. Isaac  
Notary Public  
Print Name: SYLENE D. ISAAC  
My Commission Expires: JULY 9, 2026

**BAY ISLES HARBOR ASSOCIATION CERTIFICATE OF  
WAIVER AND APPROVAL OF SALE**

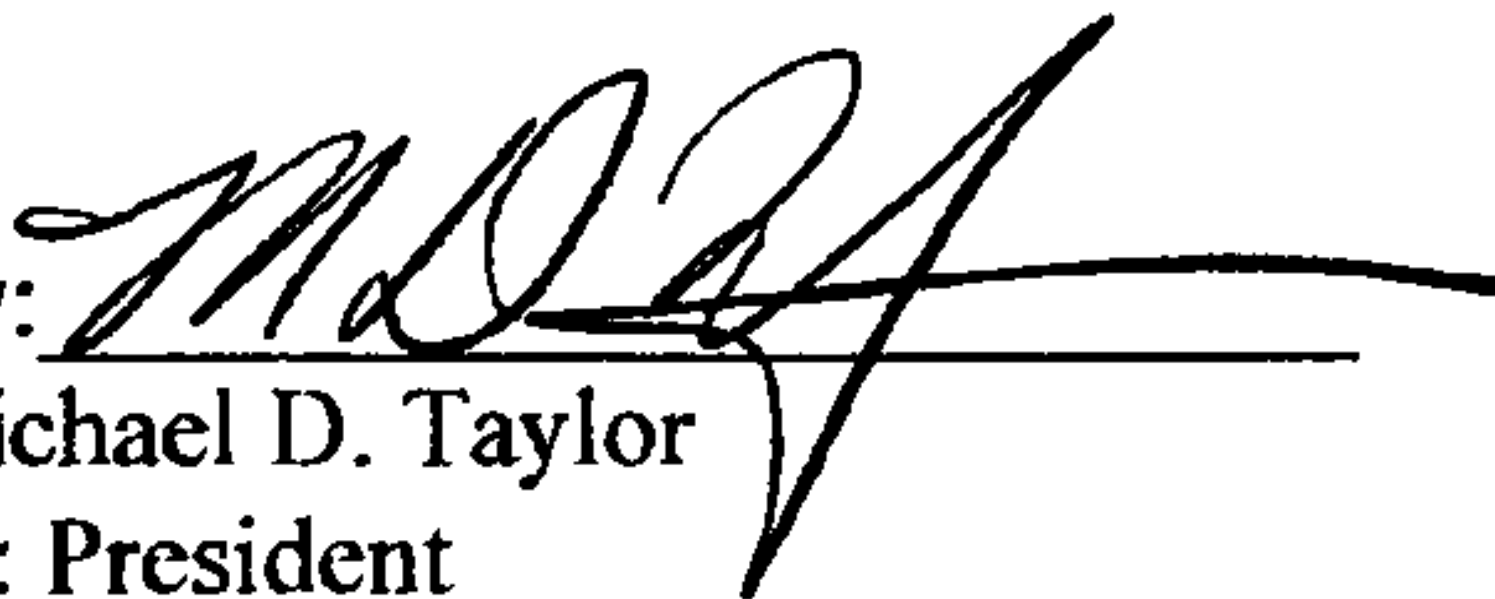
The Bay Isles Harbor Association, Inc., hereby certifies that it has approved of the sale to **Timothy & Chassidy Bello** and waives its right of first refusal with respect to the following described property situated in Sarasota County, Florida, described as follows, to wit:

Lot #40, Bay Isles Harbor, Unit 1, as per plat thereof recorded in Plat Book 23,  
Pages 35, 35A and 35B, of the Public Records of Sarasota County, Florida

In all other respects, **Timothy & Chassidy Bello**, their successors and assignees shall comply with all terms and conditions of the Declaration of Restrictions, Limitations, Conditions, and Agreements of Bay Isles Unit No. 1 as amended from time to time.

Executed in Sarasota, Florida, on the 16<sup>th</sup> day of March, 2026.

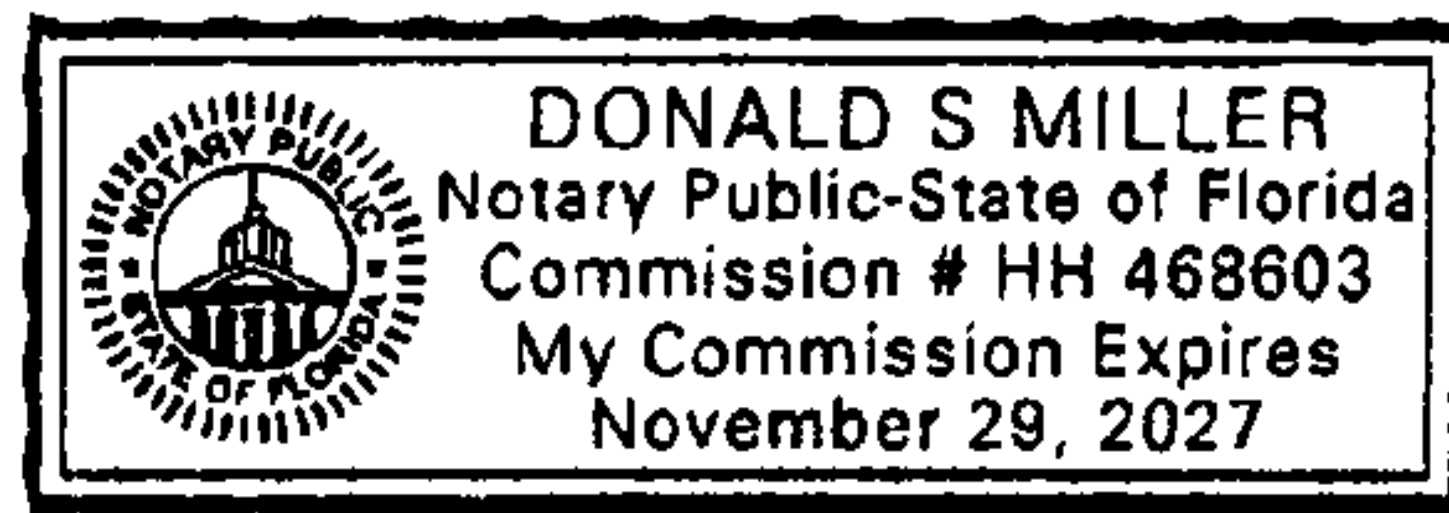
Bay Isles Harbor Association, Inc.


By:   
Michael D. Taylor  
Its: President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2026, by Michael D. Taylor, President of Bay Isles Harbor Association, Inc., who () is personally known to me or who has ( ) produced \_\_\_\_\_ as identification.

My Commission  
Expires:



  
Notary Public

Printed Name: Donald S Miller

**CERTIFICATE OF APPROVAL OF PURCHASER**

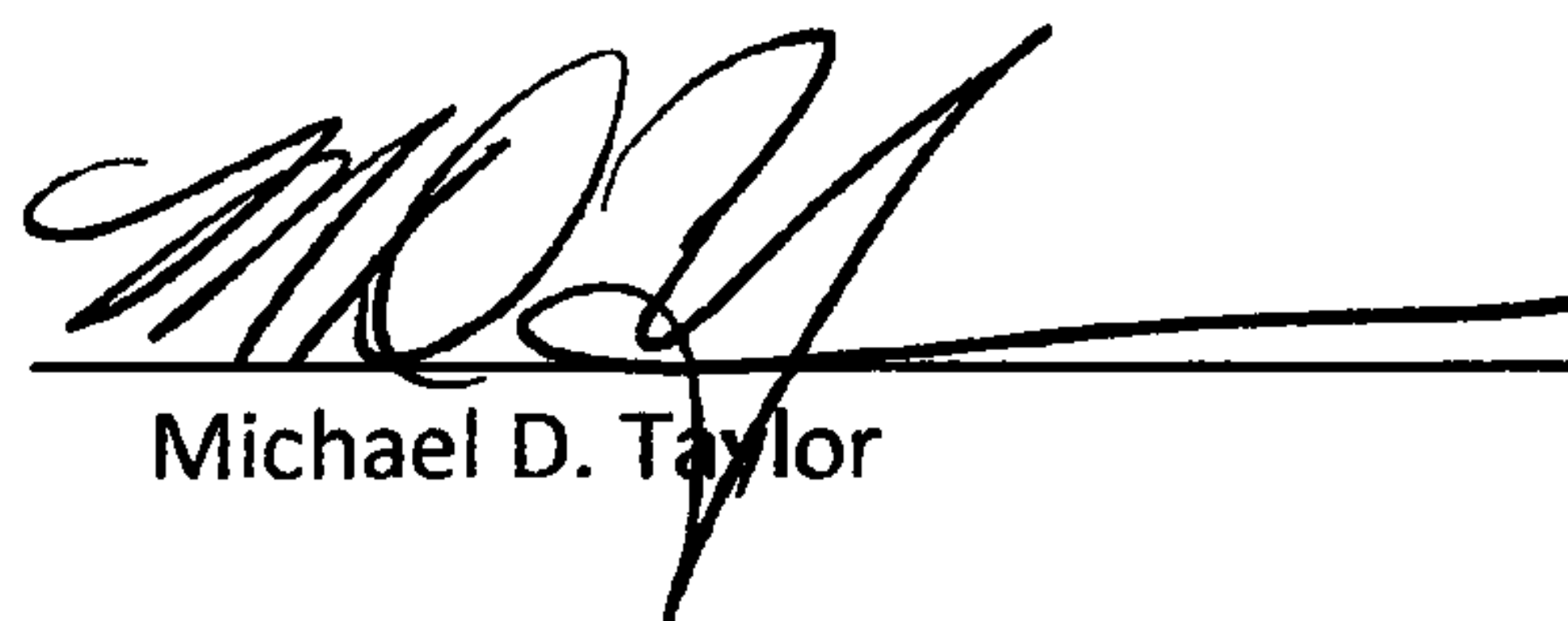
THIS IS TO CERTIFY THAT Timothy & Chassidy Bello have been approved by **BAY ISLES HARBOR ASSOCIATION, INC.**, as the purchaser(s) of the following described property in Sarasota County:

Lot Number **40, HARBOR ASSOCIATION**, ACCORDING TO Public Records of Sarasota County, Florida.

The approval has been given pursuant to the Bylaws of the **Bay Isles Harbor Association, Inc.**

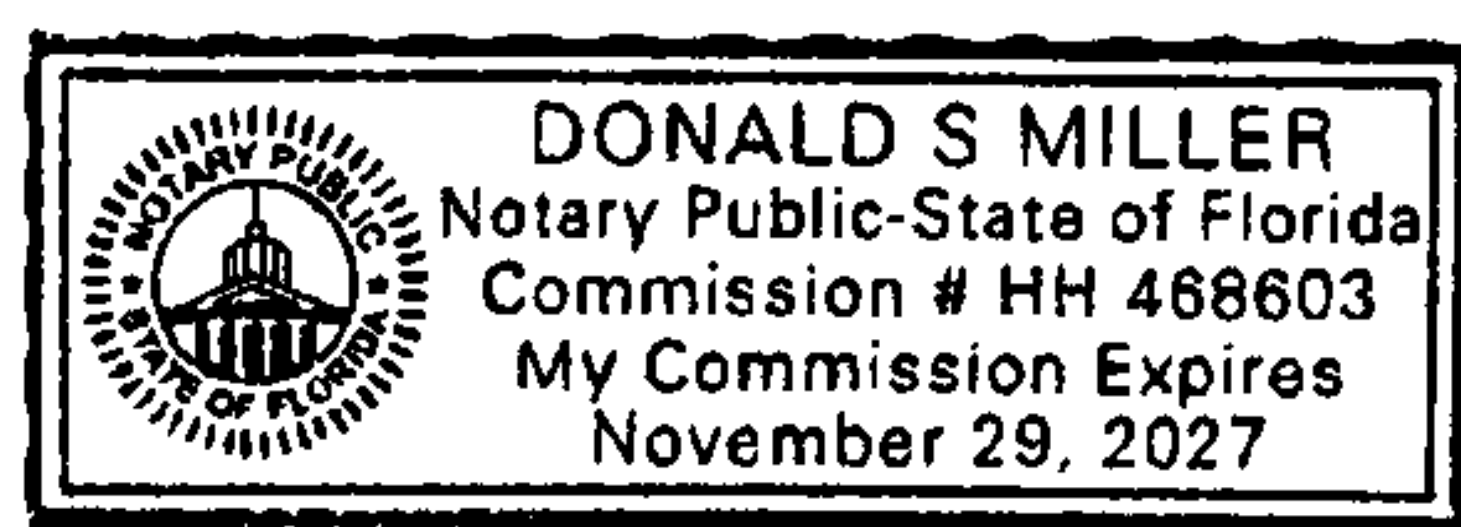
Dated: 3/16/2026

**BAY ISLES HARBOR ASSOCIATION, INC.**

By   
Michael D. Taylor

STATE OF FLORIDA        }  
  }  
COUNTY OF SARASOTA    }

The foregoing document was acknowledged before me on the 16<sup>th</sup> day of March, 2026, by Michael D. Taylor, as President of BAY ISLES HARBOR ASSOCIATION, INC, who  is personally known to me or who has  produced \_\_\_\_\_ as identification.



  
Notary Public

My Commission expires: