

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026053385 2 PG(S)

4/22/2026 12:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484052



Doc Stamp-Deed: \$1,855.00

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

File No.: 263983-91

WARRANTY DEED

This indenture made on **April 22, 2026** by **John Fagan and Mary Fagan, husband and wife**, whose address is: 8501 Jacobsen Drive, St John, IN 46373 hereinafter called the "grantor", to **Mary Ann Cebula, a single woman and Shaun Cormier and Dawn Cormier, husband and wife, as joint tenants with rights of survivorship**, whose address is: PO Box 782, Mattapoisett, MA 02739, 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 101, PARCEL D OF BAHIA VISTA CLUB, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 779, Page 196 through 240, and as per Condominium Plat Book 3, Page(s) 14 through 14B, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0173-12-1025**

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.

John Fagan
John Fagan

Mary Fagan
Mary Fagan

Signed, sealed and delivered in our presence:

Randy Sienkiewicz
1st Witness Signature

Mary A. Sienkiewicz
2nd Witness Signature

Print Name: RANDY SIENKIEWICZ

Print Name: MARY A SIENKIEWICZ

Address: 1231 SLAGER DR.
Schererville, IN 46375

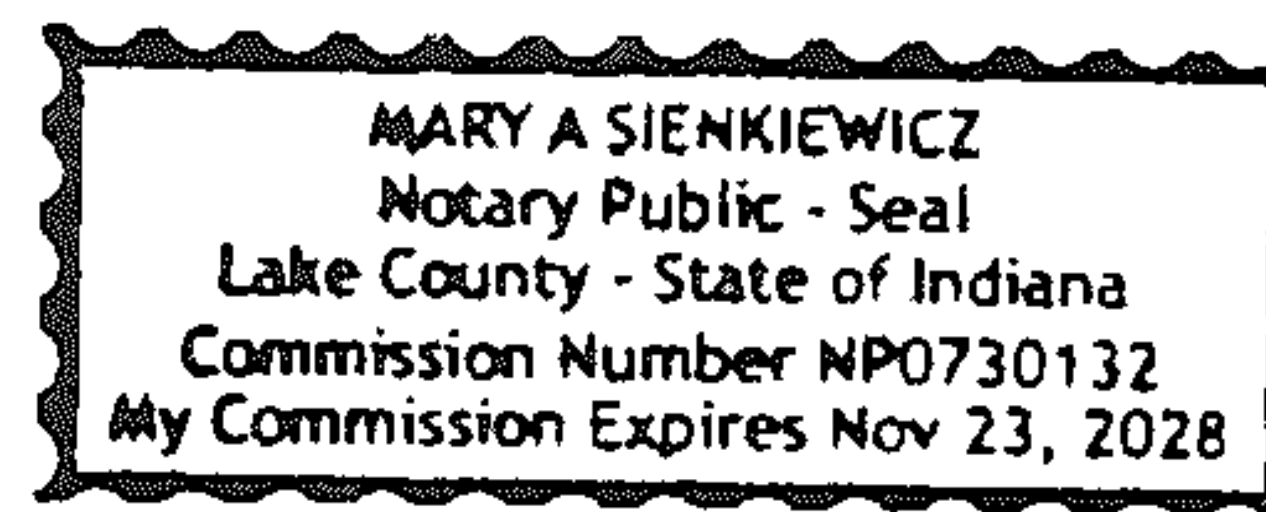
Address: 1231 SLAGER DRIVE
SCHERERVILLE, IN 46375

State of INDIANA

County of LAKE

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on APRIL 15, 2026, by **John Fagan and Mary Fagan**, who () is/are personally known to me or who () produced a valid DRIVER'S LICENSES as identification.

Mary A. Sienkiewicz
Notary Public Signature
Printed Name: MARY A SIENKIEWICZ
My Commission Expires: NOVEMBER 23, 2028



(NOTARY SEAL)