

4/24/2026 12:50 PM

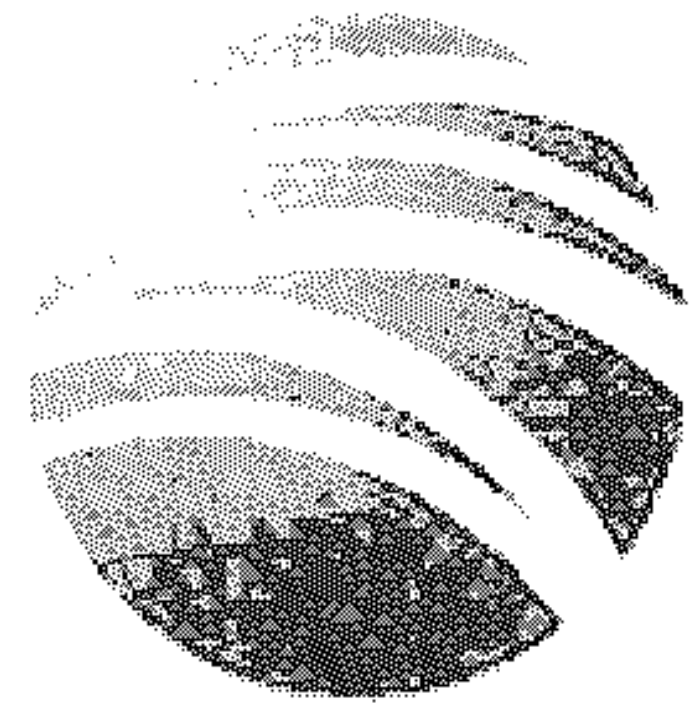
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485226



**SUNBELT**  
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$1,505.00

Stephanie Flint  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750426-02662

[Space Above This Line For Recording Data]

### This Warranty Deed

Made this 24 day of April, 2026 by Glenn A. Bickford and Peggy D. Bickford, Husband And Wife, hereinafter called the Grantor, to Russell Hugh St. Clair and Jeanette St. Clair, Husband And Wife, whose post office address is: **252 Apple Blossom Lane, Palmyra, PA 17078**, 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:

**Condominium Unit 266, Building 13, MISSION LAKES OF VENICE, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1498, Page 783, as amended from time to time, and recorded in Condominium Book 18, Page 24, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0428091142**

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:

M. J. Hay  
Witness: (Signature)

Printed Name Mary T Hay

21 Stream Lane  
Address

Canaan ME 04924  
City, State, Zip

Glenn A. Bickford

Glenn A. Bickford  
32 Harley Ln  
Bowdoin, ME 04287

Peggy D. Bickford

Peggy D. Bickford  
32 Harley Ln  
Bowdoin, ME 04287

I. J. Hay  
Witness: (Signature)

Printed Name Ian Joseph Hay

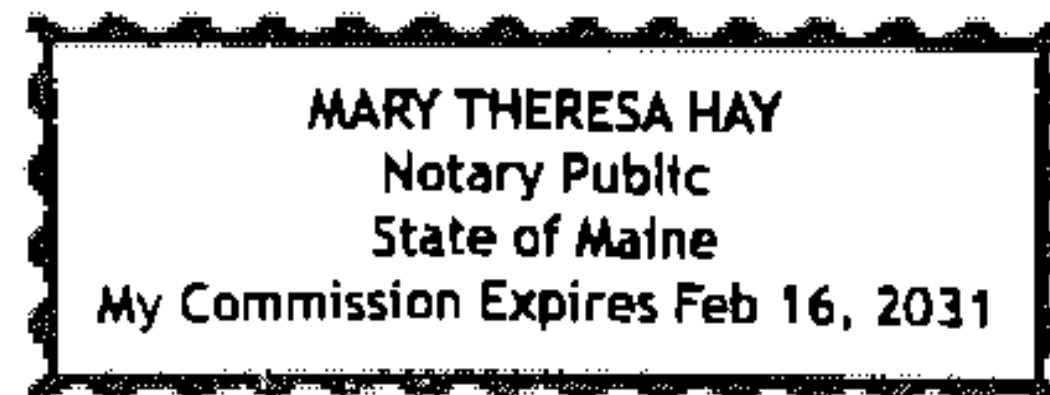
21 Stream Lane  
Address

Canaan, ME 04924  
City, State, Zip

State of Maine  
County of Sagadahoc

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2020, by Glenn A. Bickford, and Peggy D. Bickford,, who:  is personally known to me or  produced Florida Licenses as identification.

M. J. Hay  
NOTARY PUBLIC (signature)  
Print Name: Mary Theresa Hay  
My Commission Expires: 02/16/2031  
Stamp/Seal:



APR 22 2026

Mission Lakes of Venice Condominium Association Inc.
Managed by KEYS-CALDWELL, INC. 1162 Indian Hills Blvd., Venice, FL 34293
Telephone: (941) 408-8293 Fax: (941) 408-8564 Email: kcweb@keys-caldwell.com

Unit 266

PURCHASE APPLICATION

Pursuant to the Amended and Restated Declaration of Mission Lakes of Venice Condominium Association, Inc. Article 11.4(b) Owners must submit a NATIONAL criminal background check FOR ALL BUYERS with this Purchase Application. The application MUST be completed and signed by the Seller(s) and the Buyer(s), plus read and sign the Rules and Regulations by the Buyer(s), forwarded to Keys-Caldwell, inc., 1162 Indian Hills Blvd., Venice, FL (941) 408-8293 / (941) 408-86 fax and approved by Mission Lakes Board of Directors, PRIOR TO the closing date of the sale.

Unit Address: 320 MISSION TRAIL N Unit #H, VENICE, Florida 34285 Closing Date: 04 / 24 / 2026

Seller(s) Name: GLENN A BICKFORD Address: 320 MISSION TRAIL N Unit #H, VENICE, Florida 34285

Seller(s) Name: PEGGY D BICKFORD

E-Mail: Cell or Phone #: [REDACTED] [REDACTED] [REDACTED]

Buyer(s) Name: Russell Hugh St. Clair Address:

Buyer(s) Name: Jeanette St. Clair

E-Mail: Cell or Phone #: [REDACTED]

Other Persons Who Will Occupy This Unit:

Name: Relationship:

Name: Relationship:

Name: Relationship:

Buyer(s) Vehicle(s) Which Will Be Parked at Mission Lakes:

Year make model license plate# state Telephone #:
Real Estate Agent If applicable: [REDACTED]

REQUIRED SIGNATURES

As the Seller(s) of this Unit, I/we attest by my/our signature(s) that the Buyer(s) has been provided with a copy of the Association's Declaration of Condominium, Articles of Incorporation, By Laws and Rules and Regulations and a copy of the LETTER and CERTIFICATE of OPT-OUT WAIVER and RETROFIT SPRINKLER REPORTS.

Seller(s) Sign: Glenn A Bickford [Signature] [Stamp: dotloop verified 04/22/26 5:58 AM EDT NDDP-RCHS-W6TH-CW07] te: / /

Seller(s) Sign: Peggy D Bickford [Signature] [Stamp: dotloop verified 04/22/26 7:19 AM EDT A4RE-MMDS-UEGN-MU4] te: / /

By my/our signature(s), I/we attest that I/we have reviewed the Rules and Regulations of the Mission Lakes Condominium Association as listed on the back of this application, and agree to abide by them. Furthermore, I/we assure that all unit occupants and guests also abide by them. I/we will provide the Association with a copy of the front door(s) keys to this unit within 30 days of the date of closing. have received a copy of THE LETTER and CERTIFICATE of OPT-OUT WAIVER and RETROFIT SPRINKLER REPORTS. ANY HOT WATER HEATERS OVER THE AGE OF TEN (10) YEARS MUST BE REPLACED PRIOR TO CLOSING.

Buyer(s) Signature: Russell Hugh St. Clair Date: / / Jeanette St. Clair

Buyer(s) Signature: April 21, 2026 Date: / / April 21, 2026

MISSION LAKES CONDOMINIUM ASSOCIATION'S REVIEW

Date Application Received: By: 04/24/2026
Approved: Disapproved: Date: 04/24/2026

Board of Director's Representative: Patti Bender
Reason(s) for Disapproval:

Year Water Heater Replaced: 08-2017