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INSTRUMENT # 2026054764 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485240



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

Doc Stamp-Deed: \$1,540.00

File No.: 264876-91

WARRANTY DEED

This indenture made on **April 24, 2026** by **Gary A. Maus and Sheilah C. Maus , Individually, Husband and wife and Gary A. Maus as Trustee of the Gary A. Maus Revocable Trust of 2016 dated November 8, 2016 and Sheilah C. Maus as Trustee of the Sheilah C. Maus Revocable Trust of 2016 dated November 8, 2016**, whose address is: 4605 Brookhaven Drive, Greensboro, NC 27406 hereinafter called the "grantor", to **Jeremy Urshel and Anthony Robertson, a married couple, as tenants by the entirety**, whose address is: 13604 Paddington Way, Spring Hill, FL 34609, 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:

Condominium Unit 178, Building 28, BIRD BAY II, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1337, Page 414, as amended from time to time, and according to the Plat thereof recorded in Condominium Book 13, Page 23, of the Public Records of Sarasota County, Florida.
Parcel Identification Number: **0406021050**

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.

Gary A. Maus Revocable Trust of 2016 dated November 8, 2016

Gary A. Maus
By Gary A. Maus, Individually and as Trustee

Sheilah C. Maus Revocable Trust of 2016 dated November 8, 2016

Sheilah C. Maus
By Sheilah C. Maus, Individually and as Trustee

Signed, sealed and delivered in our presence:

JM
1st Witness Signature
Print Name: Jennifer Moore
Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

Christopher R. Keller
2nd Witness Signature
Print Name: CHRISTOPHER R. KELLER
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 23, 2026, by **Gary A. Maus and Sheilah C. Maus, Individually, Husband and wife and Gary A. Maus as Trustee of the Gary A. Maus Revocable Trust of 2016 dated November 8, 2016 and Sheilah C. Maus as Trustee of the Sheilah C. Maus Revocable Trust of 2016 dated November 8, 2016**, 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: 06/17/29



(NOTARY SEAL)