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INSTRUMENT # 2026055129 2 PG(S)

4/24/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485546



Doc Stamp-Deed: \$1,785.00

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.: 264436.2-91

WARRANTY DEED

This indenture made on **April 24, 2026** by **Richard J. Beebe and Carolyn R. Conte, husband and wife**, whose address is: 420 Bayshore Dr., Venice, FL 34285 hereinafter called the "grantor", to **Robert A. Bajan and Agnieszka J. Bajan, as Trustees of The Robert A. Bajan and Agnieszka J. Bajan Revocable Living Trust, dated March 27, 2026**, whose address is: 4 Linden Street, Livonia, NY 14487, 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 13, LYNWOOD GLEN AT THE PLANTATION, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 2253, Page 2056, as amended from time to time, and as per plat thereof, recorded in Condominium Book 29, page 9, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0442101013**

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.

Full power and authority is hereby granted to Trustees or their successors in Trust to protect, conserve, sell, lease, convey or otherwise encumber, to manage and dispose of the real estate or any part thereof. This deed is given and accepted in accordance with Section 689.073, Florida Statutes.

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.

Richard J. Beebe

Richard J. Beebe

Carolyn R. Conte

Carolyn R. Conte

Signed, sealed and delivered in our presence:

Nest Van DeBee

1st Witness Signature

Print Name: Nest Van DeBee

Address: 710 Laguna Dr
Venice FL 34285

Beth McKinnon

2nd Witness Signature

Print Name: Beth McKinnon

Address: 409 Baycrest Dr
Venice FL 34285

State of FLORIDA

County of SARASOTA

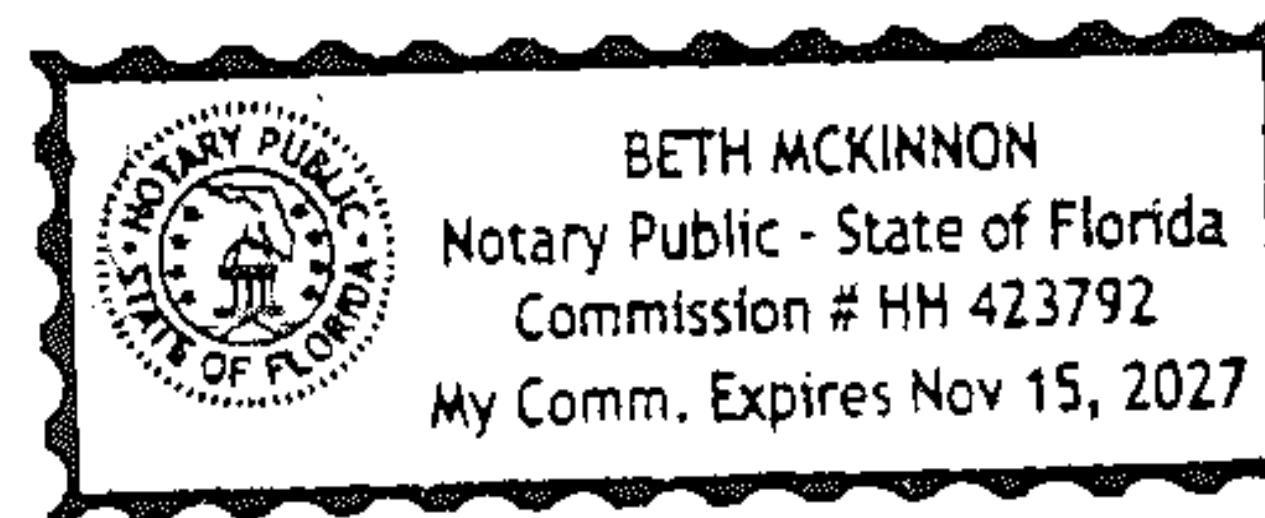
The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on April 24th, 2026, by **Richard J. Beebe and Carolyn R. Conte**, who () is/are personally known to me or who (X) produced a valid FL Drivers Licenses as identification. Attached to Document Warranty Deed pg 2 of 2 Parcel Identification Number: 0442101013

Beth McKinnon

Notary Public Signature

Printed Name: Beth McKinnon

My Commission Expires: 11-15-2027



(NOTARY SEAL)