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INSTRUMENT # 2026057985 3 PG(S)

4/30/2026 2:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487978



Doc Stamp-Deed: \$1,411.20

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

File No.: 264725-91

WARRANTY DEED

This indenture made on **April 29, 2026** by **Susan M. Byrne, Personal Representative of the Estate of Lucille Togno**, whose address is: 22 Deauville Drive, Parsippany, NJ 07054 hereinafter called the "grantor", to **Tredd Barton, a single man and Brandi Rossetti, a single woman, as tenants in common**, whose address is: 36 Melisko Lane, West Alexander, PA 15376, 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 69, BIRD BAY I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 1269, Page 559, and amendments thereto and as per Plat thereof recorded in Condominium Book 11, Page 37, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0406101069**

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.

Estate of Lucille Togno

Susan M. Byrne

By Susan M. Byrne, Personal Representative

Signed, sealed and delivered in our presence:

Kevin Clayton Crowell
1st Witness Signature

Print Name: Kevin Clayton Crowell

Address: 2978 Eagle Nest View Dr.
Winter Haven FL 33881

State of Florida

County of Polk

Jacqueline Brown
2nd Witness Signature

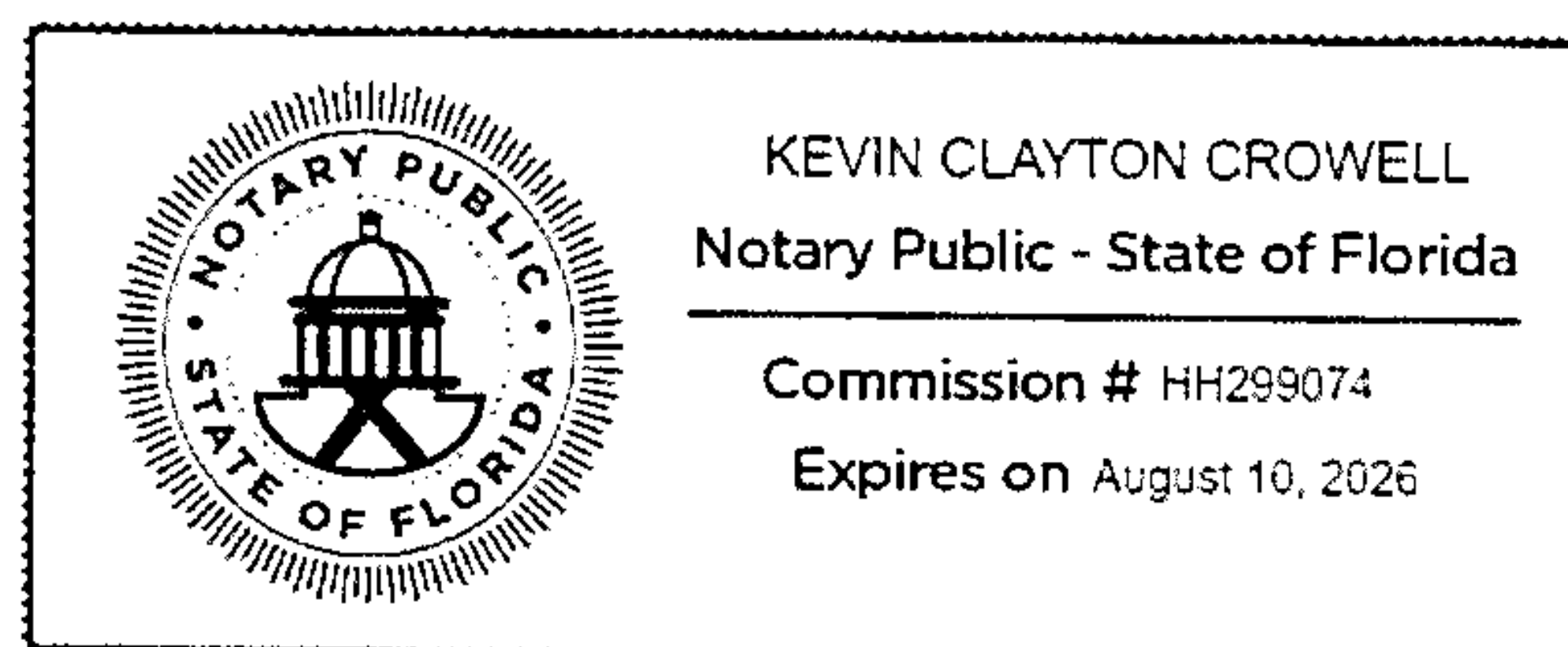
Print Name: Jacqueline Brown

Address: 2978 Eagle Nest View Dr.
Winter Haven FL 33881

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on April 28, 2026, by **Susan M. Byrne, Personal Representative of the Estate of Lucille Togno**, who () is/are personally known to me or who (✓) produced a valid Driver License as identification.

Notarized online using audio-video communication

Kevin Clayton Crowell
Notary Public Signature
Printed Name: Kevin Clayton Crowell
My Commission Expires: 08/10/2026



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase I Bldg No. V-11 Unit No. _____ of Bird Bay
Condominium Association, Inc. a Condominium, according to the Declaration of
Condominium, thereof, recorded on Official Records Book 1269, on page
559
664, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) Estate of Lucille Tognio to (buyer)
Tredd Barton + Brandi Rossetti, has been duly approved by
the undersigned Condominium Association, pursuant to the provisions of the above-
described Declaration of Condominium.

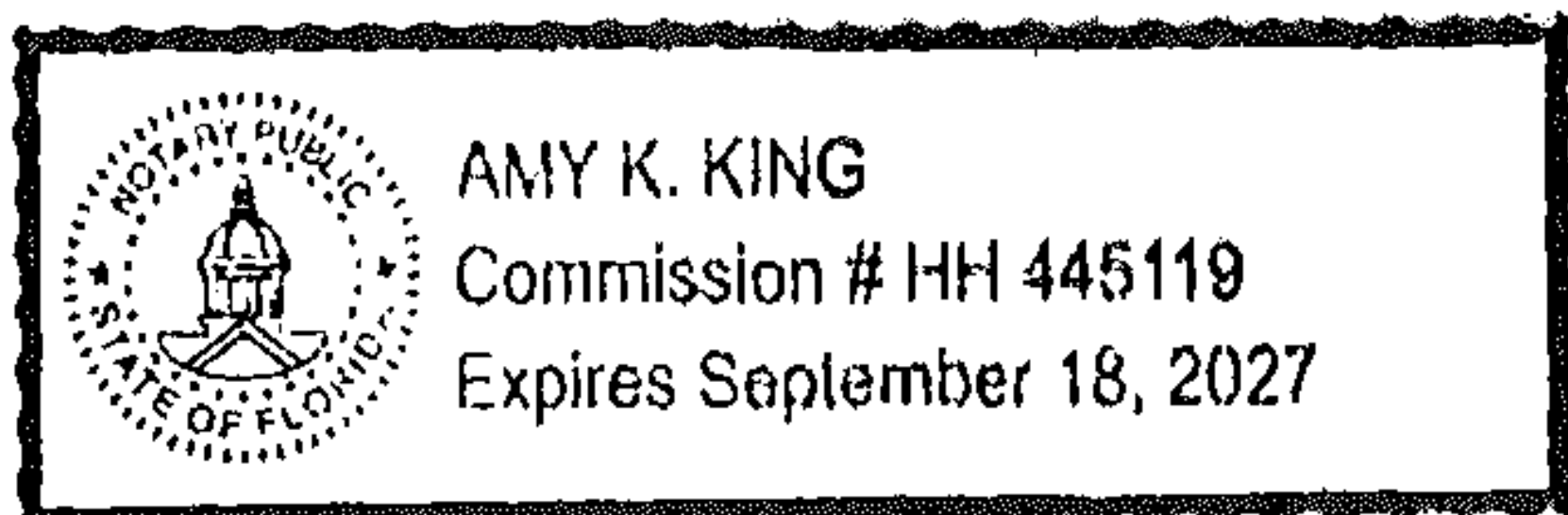
Application for Sale/Purchase was received and approved by the Board of Directors
on 13th day of April, 2026.

Dated this 13th day of April, 2026.

BY Jay Reed
AS Manager
FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of April,
2026.



BY Amy King
Notary State of Florida

My Commission Expires:
Sept 18, 2027