

5/11/2026 3:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3492448

Doc Stamp-Deed: \$1,837.50

Prepared by and Return to:  
Sarah Amy Papadakis  
Suncoast One Title & Closings, Inc  
5620 Tara Boulevard, Suite 101  
Bradenton, FL 34203

File No.: MAN-2026-1051  
Parcel ID Number: 0406-02-1053

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11th day of May, 2026 between James A. Cecelia and Sandra L. Cecelia, husband and wife, whose post office address is 9 Flamboyant Street, Nokomis, FL 34275, of the County of Sarasota, State of Florida, Grantors, to Theresa Cassidy, a widow, whose post office address is 216 Dover Point Road, Dover, NH 03820, of the County of Strafford, State of New Hampshire, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Unit 181, Building 28, Bird Bay II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1337, Page 414, and according to the map or plat thereof, recorded in Condominium Book 13, Page(s) 23, together with any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said

land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

Collin Jones  
WITNESS 1 SIGNATURE  
PRINT NAME: Collin Jones

WITNESS 1 ADDRESS:  
2004 Greenstone Trl  
Carrollton, TX 75010

[Signature]  
WITNESS 2 SIGNATURE  
PRINT NAME: Kimberly Herrin

WITNESS 2 ADDRESS:  
2905 Great Abaco Way  
Bradenton, FL 34208

[Signature]  
James A. Cecelia  
[Signature]  
Sandra L. Cecelia

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of May, 2026, by James A. Cecelia and Sandra L. Cecelia,  who is/are personally known to me or  who has/have produced FL DL as identification.

[Signature]  
Signature of Notary Public  
Kimberly Herrin  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

