

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068113 2 PG(S)

5/20/2026 11:38 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496568



Doc Stamp-Deed: \$2,114.00

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.: 264547-91

WARRANTY DEED

This indenture made on **May 20, 2026** by **Edith A. Browne, a single woman**, whose address is: 609 W South Orange Ave #6G, South Orange, NJ 07079 hereinafter called the "grantor", to **John Chadwick, Trustee and Elizabeth C. Chadwick, Trustee of The John Chadwick Revocable Trust dated June 12, 2001 and Elizabeth C. Chadwick, Trustee and John Chadwick, Trustee of The Elizabeth C. Chadwick Revocable Trust dated June 12, 2001**, whose address is: , 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 72, BIRD BAY I, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1269, Page 559, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0406101072**

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.

Edith A. Browne

Edith A. Browne

Signed, sealed and delivered in our presence:

JM

1st Witness Signature

Print Name: *Jennifer Moore*

Address: *329 S. Nokomis Ave*

Venice FL 34295

State of Florida

County of Sarasota

Chris Keller

2nd Witness Signature

Print Name: *Chris Keller*

Address: *329 S. Nokomis Ave*

Venice FL 34295

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on May 05, 2024, by **Edith A. Browne**, who () is/are personally known to me or who () produced a valid Photo ID as identification.

Notary Public Signature

Printed Name: *Jennifer Moore*

My Commission Expires: *06/17/29*

