

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070962 3 PG(S)**

5/27/2026 12:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499050



Doc Stamp-Deed: \$1,295.00

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.: 266633-91

WARRANTY DEED

This indenture made on **May 27, 2026** by **Robert H. Jansen and Judith A. Jansen, Individually, husband and wife, as Trustees of The Jansen Revocable Living Trust dated January 22, 2008, and any amendments thereto**, whose address is: 13478 SE 89th Terrace Rd, Summerfield, FL 34491 hereinafter called the "grantor", to **Dennis E. Betz and Antoinette E. Betz, husband and wife**, whose address is: 220 11th Ct NW, Bondurant, IA 50035, 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 108, Building 49, BIRD BAY V, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1514, Page 478, as amended from time to time, and according to the plat thereof recorded in Condominium Book 18, page 48, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0406082064**

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.

The Jansen Revocable Living Trust dated January 22,2008, and any amendments thereto

Robert H. Jansen

By Robert H. Jansen, Trustee

Judith A. Jansen

By Judith A. Jansen, Trustee

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature

Print Name: Nadia DeMessa

Address: 424 E Central Blvd, #203
Orlando, FL 32801

State of Florida

County of Orange

Christian DeMessa

2nd Witness Signature

Print Name: Christian DeMessa

Address: 424 E Central Blvd, #203
Orlando, FL 32801

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 05/20/2026, by **Robert H. Jansen and Judith A. Jansen, Individually, husband and wife, as Trustees of The Jansen Revocable Living Trust dated January 22,2008 and any amendments thereto**, who () is/are personally known to me or who () produced a valid Driver License as identification.

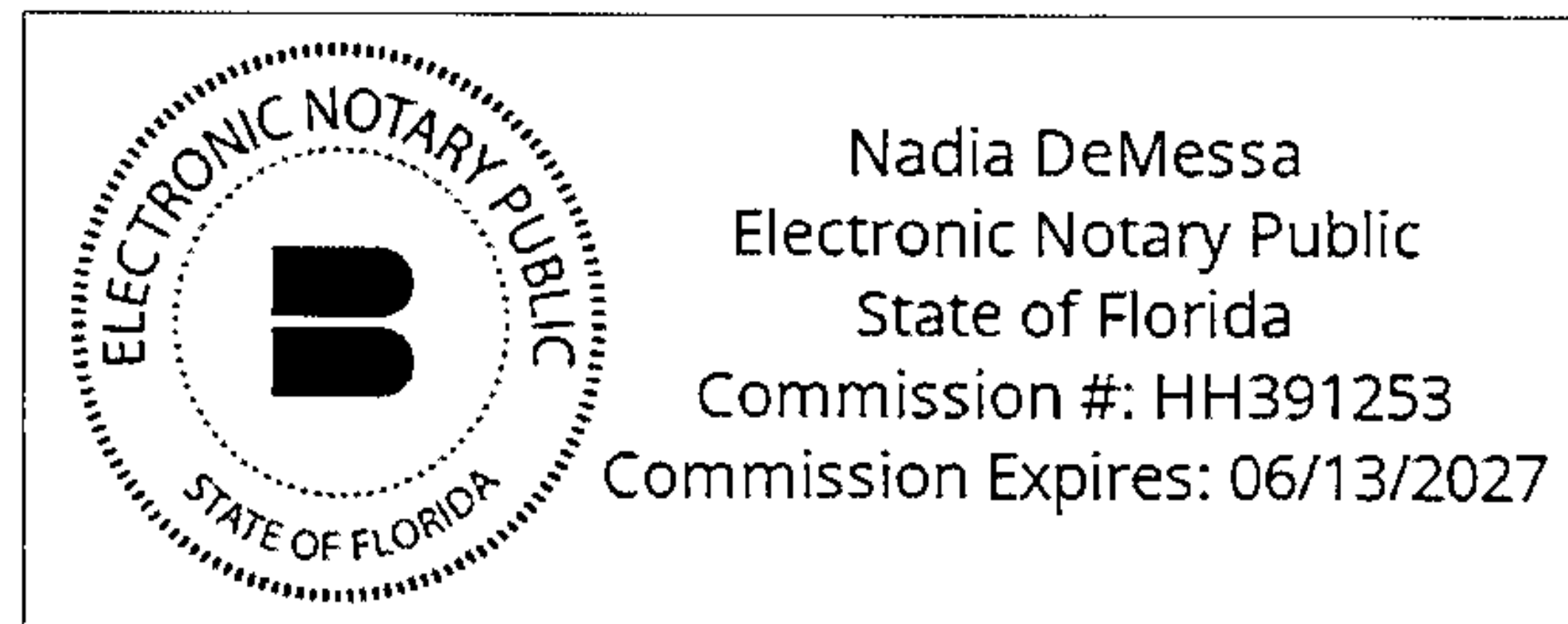
Notarized online using audio-video communication

[Signature]

Notary Public Signature

Printed Name: Nadia DeMessa

My Commission Expires: 06/13/2027



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase ✓ Bldg No. 49 Unit No. 108 of Bird Bay Condominium Association, Inc. a Condominium, according to the Declaration of Condominium, thereof, recorded on Official Records Book 1514, on page 478, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) Robert + Judith Jensen to (buyer) Dennis + Toni Betty, 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 14th day of May, 2026.

Dated this 14th day of May, 2026.

BY [Signature]

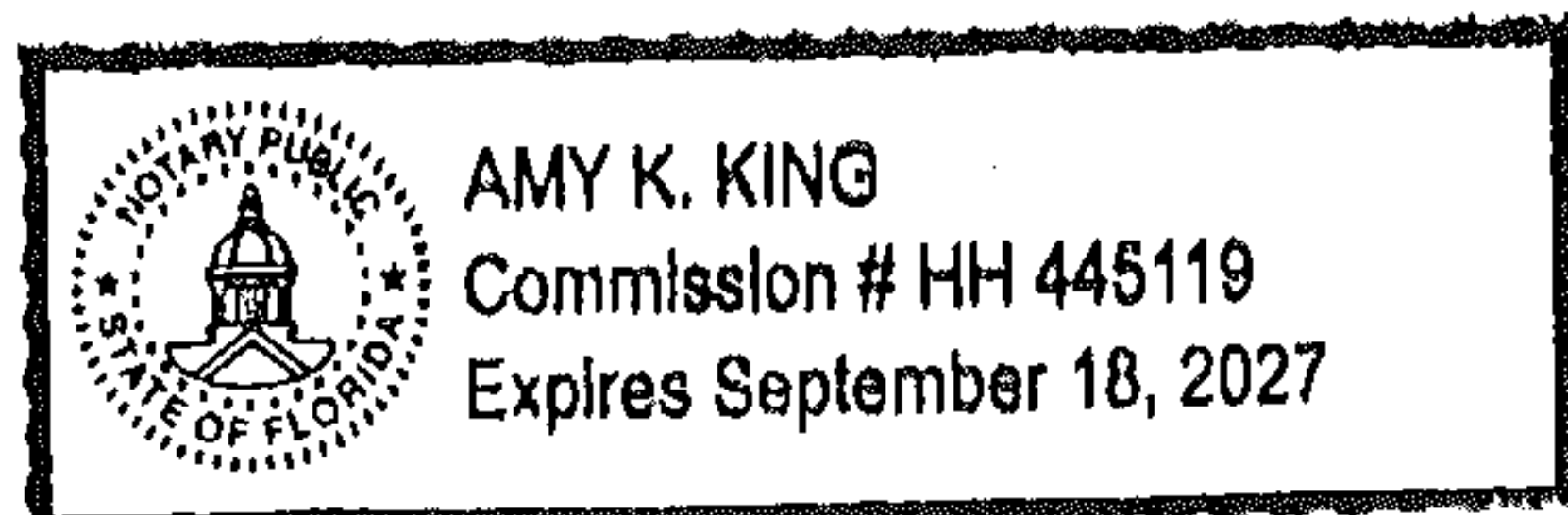
AS [Signature]

FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 14th day of May, 2026.

BY [Signature]
Notary - State of Florida



My Commission Expires:
Sept 18, 2027