

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072825 3 PG(S)

5/29/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500571



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

Doc Stamp-Deed: \$1,417.50

File No.: 264593-91

WARRANTY DEED

This indenture made on **May 29, 2026** by **William Collins, individually and as Trustee of The William Collins Trust Agreement dated July 1, 1999** and **Mary Ann Collins, individually and as Trustee of The Mary Ann Collins Trust Agreement dated July 1, 1999**, whose address is: 2043 Timucua Trail, Nokomis, FL 34275 hereinafter called the "grantor", to **Eric J. Stam and Diana Stam, husband and wife**, whose address is: 5868 Perth Line 90 Palmerston On N0g 2p0 Canada, 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 NO. 132, BUILDING 21, OF BIRD BAY II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1337, PAGE 414, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 13, PAGE 23, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: **0406021004**

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

William Collins

By William Collins, individually and as Trustee of The William Collins Trust Agreement dated July 1, 1999

Mary Ann Collins

By Mary Ann Collins, individually and as Trustee of The Mary Ann Collins Trust Agreement dated July 1, 1999

Signed, sealed and delivered in our presence:

JM
1st Witness Signature

Print Name: Jennifer Moore

Address: 329 S. Nokomis Ave
Venice Fl. 34285

Mark Lyda
2nd Witness Signature

Print Name: Mark Lyda

Address: 597 N. MacEwen Dr.
Osprey, FL 34229

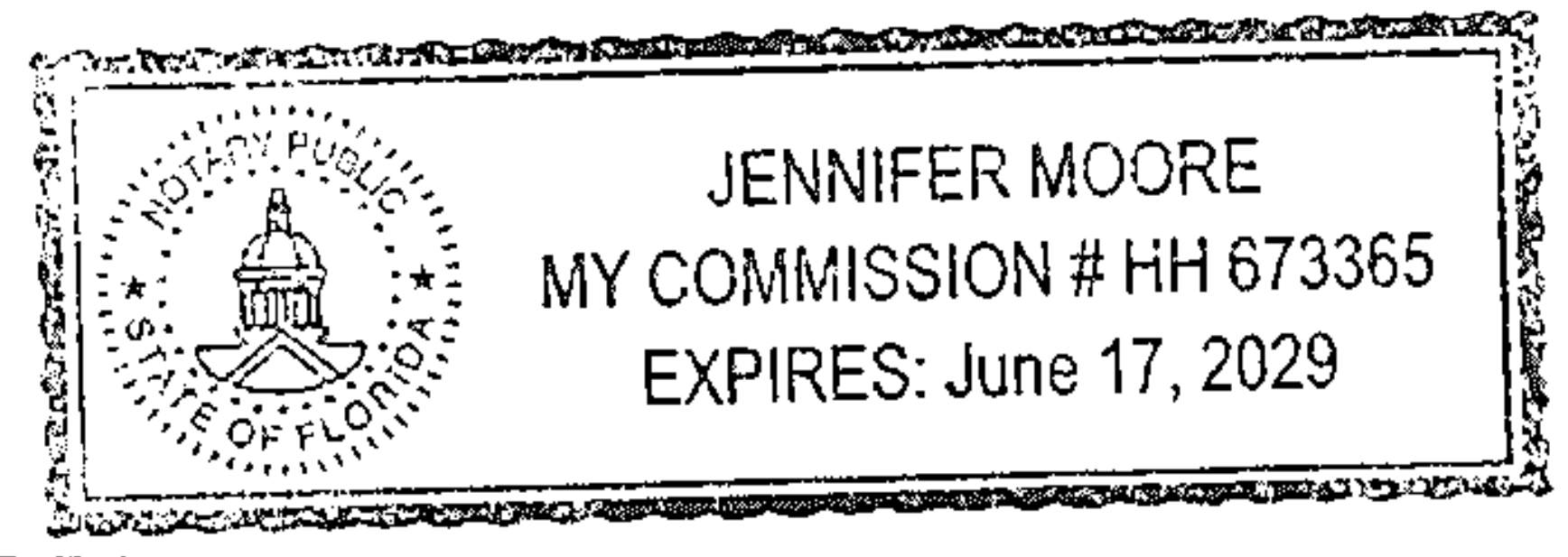
State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on May 27, 2026, by **William Collins, individually and as Trustee of The William Collins Trust Agreement dated July 1, 1999 and Mary Ann Collins, individually and as Trustee of The Mary Ann Collins Trust Agreement dated July 1, 1999**, who () is/are personally known to me or who (X) produced a valid Photo Id as identification.

JM
Notary Public Signature

Printed Name: J. Moore
My Commission Expires: 6/17/29



(NOTARY SEAL)

BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase II Bldg No. 21 Unit No. _____ of Bird Bay
Condominium Association, Inc. a Condominium, according to the Declaration of
Condominium, thereof, recorded on Official Records Book 1337, on page
414, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) William + MaryAnn Collins to (buyer)
Eric + Diana Stam, 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 May, 2026.

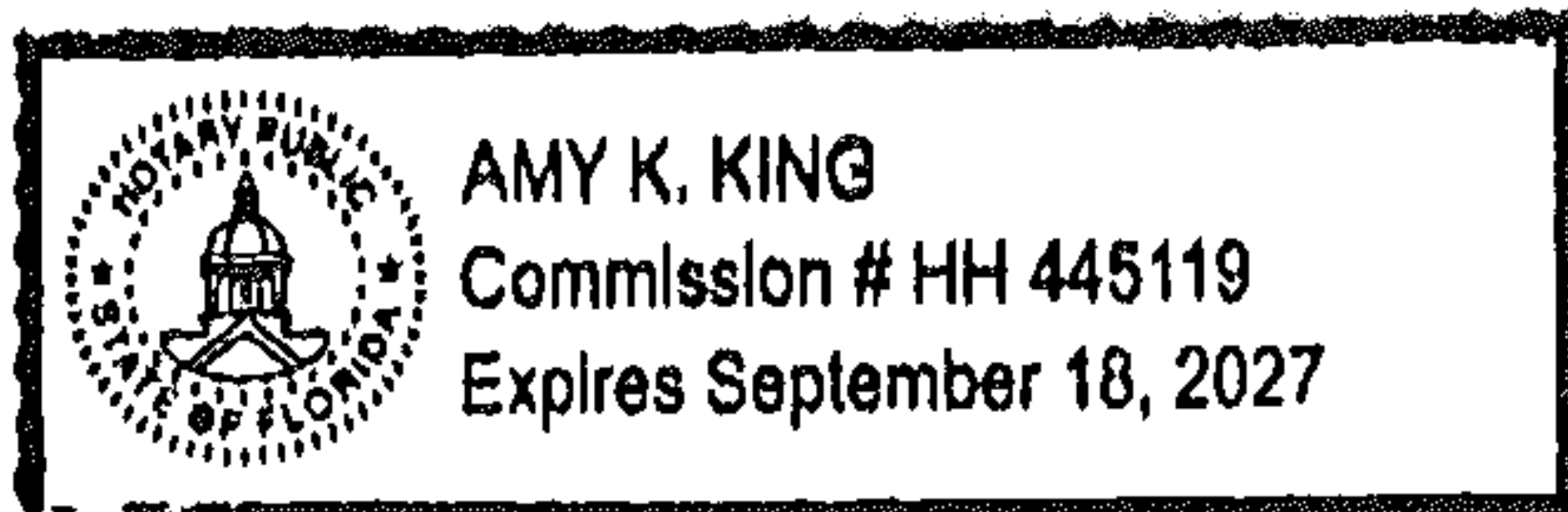
Dated this 13th day of May, 2026.

BY [Signature]
AS Manager
FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

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

BY Amy King
Notary - State of Florida



My Commission Expires:
Sept 18, 2027