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INSTRUMENT # 2026073586 2 PG(S)

6/1/2026 1:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501170



Doc Stamp-Deed: \$875.00

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.: 265648-91

WARRANTY DEED

This indenture made on **June 01, 2026** by **Robert J. Jensen, a single man**, whose address is: 431 E Maryknoll Rd, Rochester Hills, MI 48309 hereinafter called the "grantor", to **Charles D. Jordan and Lori M. Carlson, as joint tenants with rights of survivorship**, whose address is: 2705 N 120th Ave, Omaha, NE 68164, 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 308, CARDINAL APARTMENTS, a Condominium a/k/a BIRD BAY VILLAGE UNIT 1, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1014, Page 1398, as amended from time to time, and as per Plat thereof, recorded in Condominium Book 6, Pages 53, 53A through 53I, of the Public Records of Sarasota County, Florida; together with an undivided 1/201st interest in those certain lands described in that certain Warranty Deed recorded in Official Records Book 1210, Page 1334.

Parcel Identification Number: **0406161044**

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.

Robert Jensen by James E Jensen his attorney in fact

Robert J. Jensen by James E Jensen, his attorney in fact

Signed, sealed and delivered in our presence:

Dineshwar Lall

1st Witness Signature

Jennifer K. Lall

2nd Witness Signature

Print Name: Dineshwar Lall

Print Name: Jennifer Lall

Address: 22434 Peachland Blvd

Address: 22434 Peachland Blvd

Port Charlotte, FL 33954

Port Charlotte, FL 33954

State of Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on May 29, 2026, by **Robert J. Jensen by James E Jensen, his attorney in**

fact, who () is/are personally known to me or who () produced a valid Notarized online using audio-video communication technology

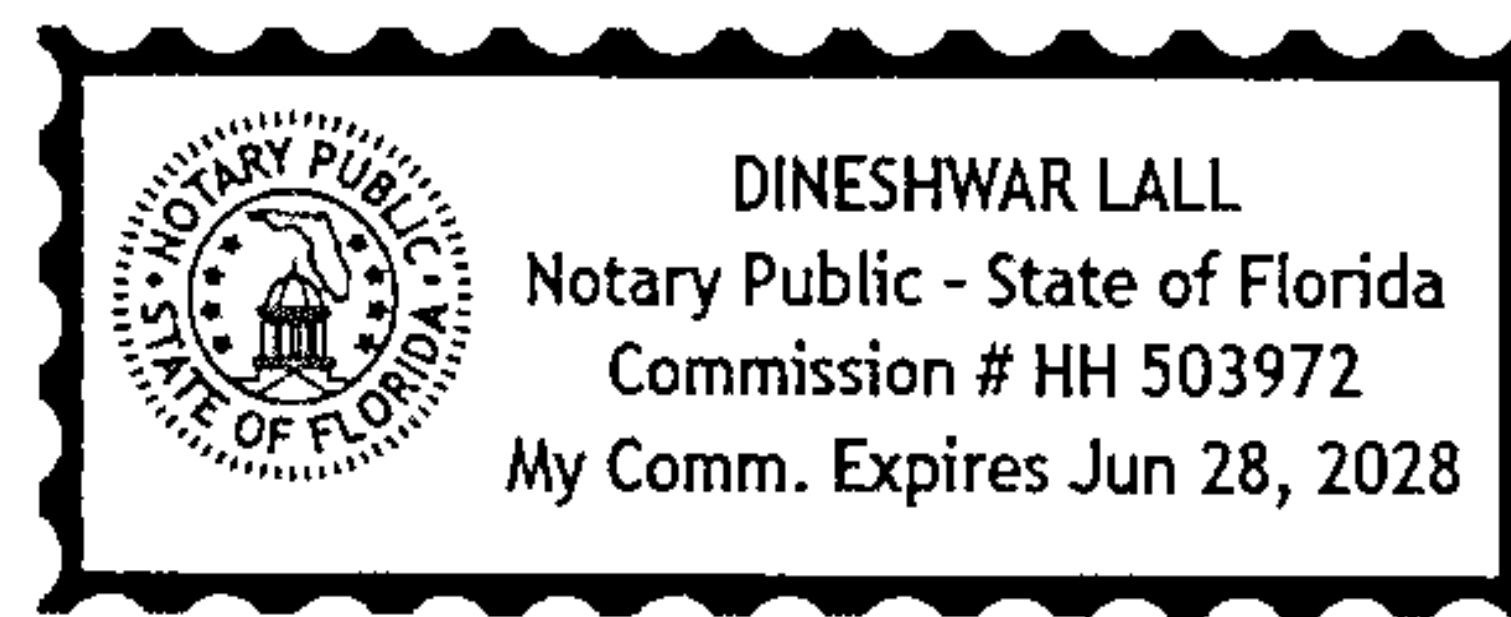
Drivers License as identification.

Dineshwar Lall

Notary Public Signature

Printed Name: **Dineshwar Lall**

My Commission Expires: **06/28/2028**



(NOTARY SEAL)