

6/2/2026 1:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501913

Prepared by (and return to):

Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320  
Sarasota, FL 34236

Consideration: \$3,795,000.00

Doc Stamps: \$26,565.00

Recording Fee: \$18.50

Doc Stamp-Deed: \$26,565.00

Parcel Identification Number(s): 2014160004

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### WARRANTY DEED

This Warranty Deed is made effective this 28th day of May, 2026, by Richard Norman Uhler and Irma Terrazas-Zambrana, husband and wife, whose post office address is 1107 Blue Shell Loop, Sarasota, FL 342403, hereinafter referred to as "Grantor", to Daniel R. Scales, as Trustee of the Daniel R. Scales Trust dated September 20, 2006, as may be amended, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 367 West Royal Flamingo Drive, Sarasota, FL 34236, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 25, BLOCK 4, BIRD KEY, ACCORDING TO THE PLAT  
THEREOF RECORDED IN PLAT BOOK 11, PAGES 20, 20A  
THRU 20F, OF THE PUBLIC RECORDS OF SARASOTA  
COUNTY, FLORIDA.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

The Trustee for the Daniel R. Scales Trust dated September 20, 2006, as may be amended (the "Trust") has authority to grant a right of possession sufficient for homestead exemption to the beneficiaries of the Trust ("Beneficiary") according to Florida Statute §196.041, and Trustee hereby grants to Beneficiary said right of possession and such interest is in effect according to the terms of the Trust.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]  
Witness#1 Print: Maurice Azerad  
Witness #1 Address: 5218 Paylor Ln,  
Sarasota, FL 34240

[Signature]  
Richard Norman Uhler

Witness#2 Sign: [Signature]  
Witness#2 Print: Stephanie Akkabi  
Witness #2 Address: 1515 Ringling Blvd.,  
Suite 320  
Sarasota, Florida 34236

[Signature]  
Irma Terrazas-Zambrana

STATE OF FLORIDA  
COUNTY OF SARASOTA

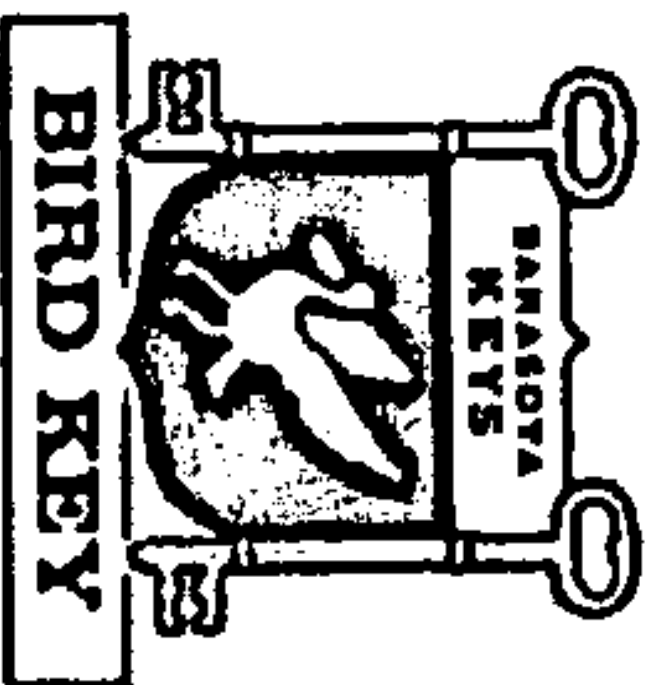
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27<sup>th</sup> day of May, 2026, by Richard Norman Uhler and Irma Terrazas-Zambrana, who is ☐ personally known to me, or ☒ has produced Ha DL as identification.

(SEAL)



STEPHANIE A. KLABEL  
Commission # HH 655782  
Expires April 7, 2029

[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



LOT 25 BLOCK 4  
BIRD KEY SUBDIVISION

## BIRD KEY HOMEOWNERS ASSOCIATION, INC.

INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA  
A CORPORATION NOT FOR PROFIT

### *Certificate of Membership*

(NON TRANSFERABLE)

THIS INSTRUMENT CERTIFIES THAT The Daniel R. Scales Trust DT09-20-2006, as may be amended as an owner of a fee simple interest of the above-referenced Bird Key Subdivision Lot, is a Member (herein, "Member") of the Bird Key Homeowners Association, Inc. (herein, the "Association") and is entitled to all rights and privileges granted thereby, and is also subject to all provisions of the Declaration of Restrictions, Limitations, Conditions and Agreements for the Bird Key Subdivision (herein, the "Declaration"), the Articles of Incorporation, and the Bylaws for the Association, as they may from time to time be subsequently amended.

The Member herein named acknowledges receipt of a copy of the Declaration, Articles of Incorporation, Bylaws, and all amendments thereto. Each qualifying Bird Key Subdivision Lot is entitled to one (1) indivisible vote at any membership meeting of the Association. Member votes shall be cast in the manner provided in Article 2 of the Association's Bylaws.

WITNESS the signatures of the President and Secretary of Bird Key Homeowners Association Inc. and the seal of said corporation dated this 28 day of May, 2026.

[Signature]  
President  
[Signature]  
Secretary

Daniel R. Scales Trust  
Daniel R. Scales, Trust (May 27, 2026 15:12:11 EDT)  
Member

