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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502655

Doc Stamp-Deed: \$2,695.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-065.S

WARRANTY DEED

This Indenture, made on this 2nd day June of 2026 by Tiberiu Frig and Irina Frig, husband and wife whose address is 329 Terrapin Road, Venice, Florida 34293, hereinafter called the grantors, to Shey Richard Bauer and Sarah Ranae Bauer, husband and wife whose address is 1880 445th Avenue, Preston, Iowa 52069, hereinafter called the grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantors, for and in consideration of the sum of **Three Hundred Eighty Five Thousand dollars & no cents, (\$385,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Sarasota** County, Florida, viz:

Lots 1212 and 1213, SOUTH VENICE, UNIT NO. 4, according to the plat thereof recorded in Plat Book 6, Page 32, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0450140040**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

Grantors covenant that the subject property is not the Homestead of Grantors or Grantors' spouse, nor is it contiguous thereto.

Witnesses:

Arlo Brown

Address:

8470 Enterprise Car #101

Lakewood Ranch, FL 34202

Witness Printed Name

Printed Name Clinton A. Kiedler

Address:

Cynthia A Kiddell
3400 S. Tammiami Trl.

Sarasota, FL 34239

State of

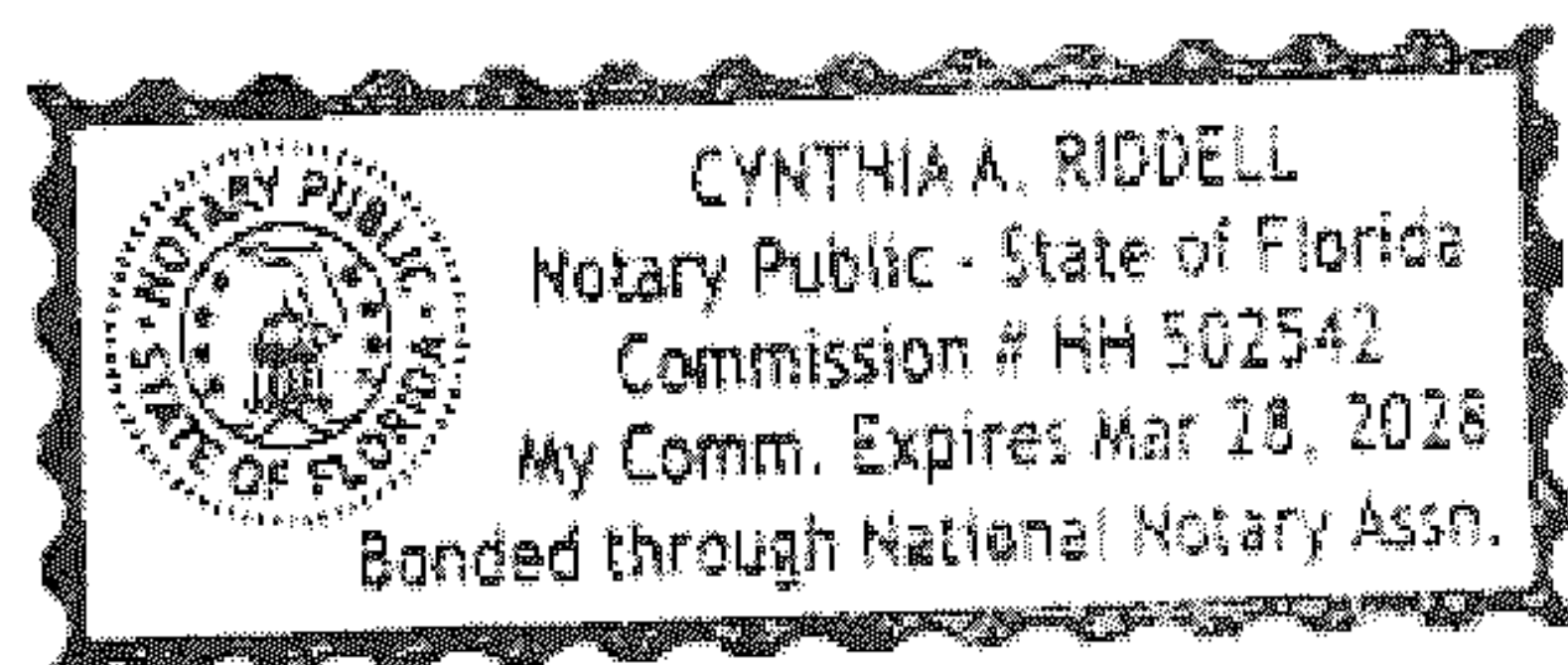
Florida

County of

Savastu

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online Notarization on June 1, 2026, by Tiberiu Frig and Irina Frig, husband and wife, who are personally known to me or who have produced D/L as identification.

SEAL:



Arthur A. Kiddle

Notary Public

Print Name:

My Commission

Expires: