



Prepared by and return to:

Elizabeth A Wexler
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Sarasota, FL 34236
(941) 957-9500

File No 2026-163
Consideration 6,550,000.00
Parcel Identification No 2012040027

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026076015 4 PG(S)

6/4/2026 1:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503193

Doc Stamp-Deed: \$45,850.00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **4th day of June, 2026** between **Ian Aitken and Sheila Aitken, husband and wife**, whose post office address is 313 Island View Lane, Lake Barrington, IL 60010, of the County of Lake, Illinois, Grantor, to **David L. Cain, Trustee of David L. Cain Trust dated July 23, 2008, as amended and restated**, whose post office address is 344 West Royal Flamingo Drive, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of SIX MILLION FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$6,550,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

LOT 27, BLOCK 3, BIRD KEY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 20, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the full power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described real

property pursuant to the provisions of Florida Statutes § 689.071 and Florida Statutes § 689.073.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ian Aitken
Ian Aitken

Sheila Aitken
Sheila Aitken

Richard D. Saba
WITNESS
PRINT NAME: RICHARD D. SABA

Nikki Gerstner
WITNESS
PRINT NAME: Nikki Gerstner

2033 Main St. Suite 400
Sarasota, FL 34237
WITNESS 1 ADDRESS

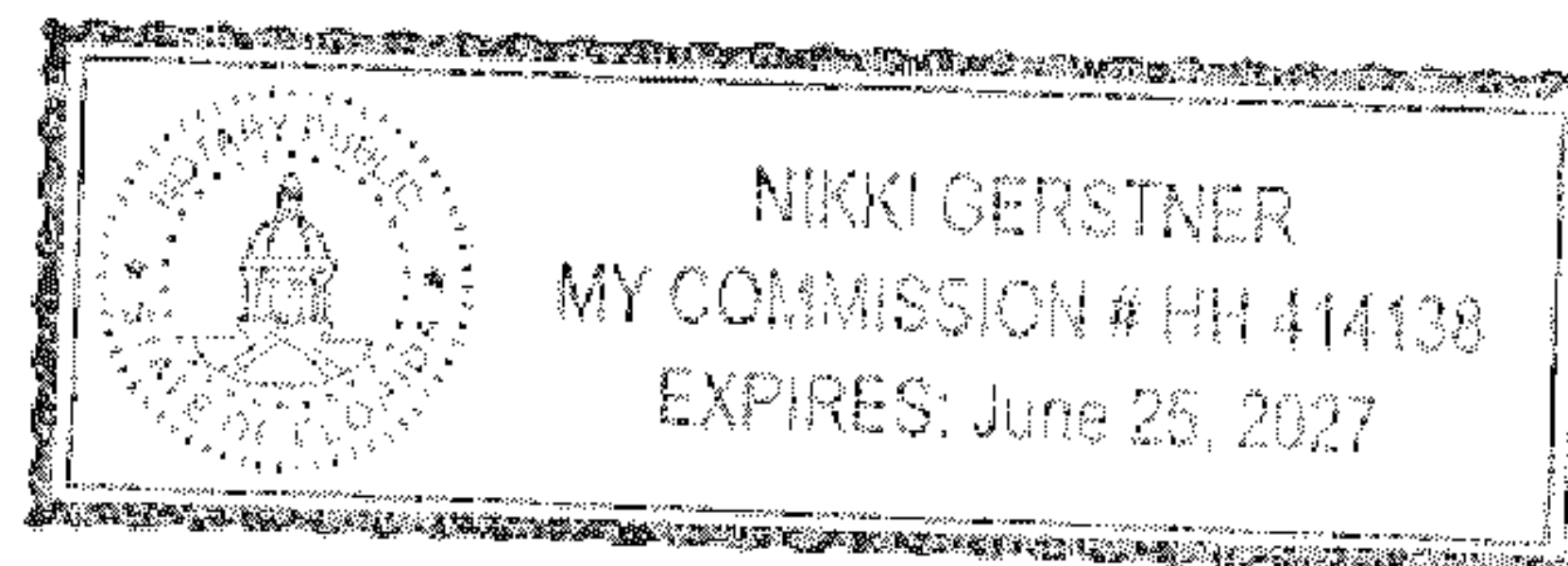
2033 Main St. Suite 400
Sarasota, FL 34237
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of June, 2026, by Ian Aitken and Sheila Aitken, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

Nikki Gerstner
Signature of Notary Public

Nikki Gerstner
Print, Type/Stamp Name of Notary





LOT 27 BLOCK 3
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 David L. Cline
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 4 day of June, 2026.

President
Secretary

David L. Cline
Donald

Member

