

6/18/2026 1:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3509614



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: \$1,575.00

File No.: 266997-91

WARRANTY DEED

This indenture made on **June 18, 2026** by **William J. Gorman, a married man, Individually and as Successor Trustee of the Trust Instrument of Audrey M. Mayer dated March 12, 1991 (aka the Audrey M. Mayer Revocable Trust dated March 12, 1991)**, as amended, whose address is: 62 Lake Shore Drive, South Hamilton, MA 01982 hereinafter called the "grantor", to **James Lee and Sharon Lee, husband and wife**, whose address is: 39 Lancelot Lane, Mount Laurel, NJ 08054, 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 20, BIRD BAY I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1269, Page 559, as amended from time to time, and as per plat thereof, recorded in Condominium Plat Book 11, Page(s) 37, 37A through 37J, inclusive, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0406101020

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.

Trust Instrument of Audrey M. Mayer dated March 12, 1991 (aka the Audrey M. Mayer Revocable Trust dated March 12, 1991), as amended

William J Gorman
By William J. Gorman, Individually and as Successor Trustee

Signed, sealed and delivered in our presence:

Dineshwar Lall
1st Witness Signature

Rabina Lall
2nd Witness Signature

Print Name: Dineshwar Lall

Print Name: Rabina Lall

Address: 22434 Peachland Blvd

Address: 22434 Peachland Blvd

Port Charlotte FL 33954

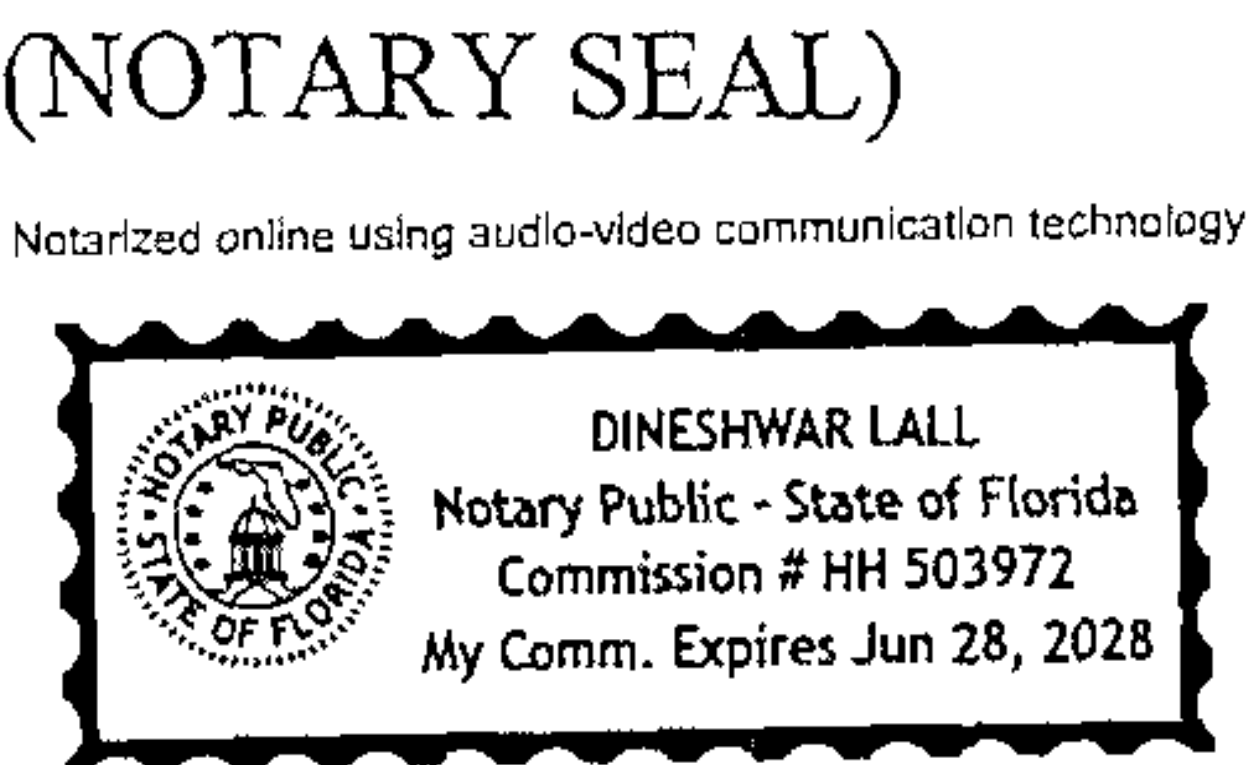
Port Charlotte FL 33954

State of: Florida

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (☒) online notarization on June 16, 2026, by by **William J. Gorman, a married man,**
Individually and as Successor Trustee of the Trust Instrument of Audrey M. Mayer dated March 12, 1991 (aka the Audrey M. Mayer Revocable Trust dated March 12, 1991), as amended, who () is/are personally known to me or who (☒) produced a valid drivers license as identification.

Dineshwar Lall
Notary Public Signature
Printed Name: **Dineshwar Lall**
My Commission Expires: **06/28/2028**



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase I Bldg No. V3 Unit No. _____ of Bird Bay
Condominium Association, Inc. a Condominium, according to the Declaration of
Condominium, thereof, recorded on Official Records Book 1269, on page
559-
664, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) Audrey Mayer to (buyer)
Sharon + James Lee, 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 27th day of May, 2026.

Dated this 27th day of May, 2026.

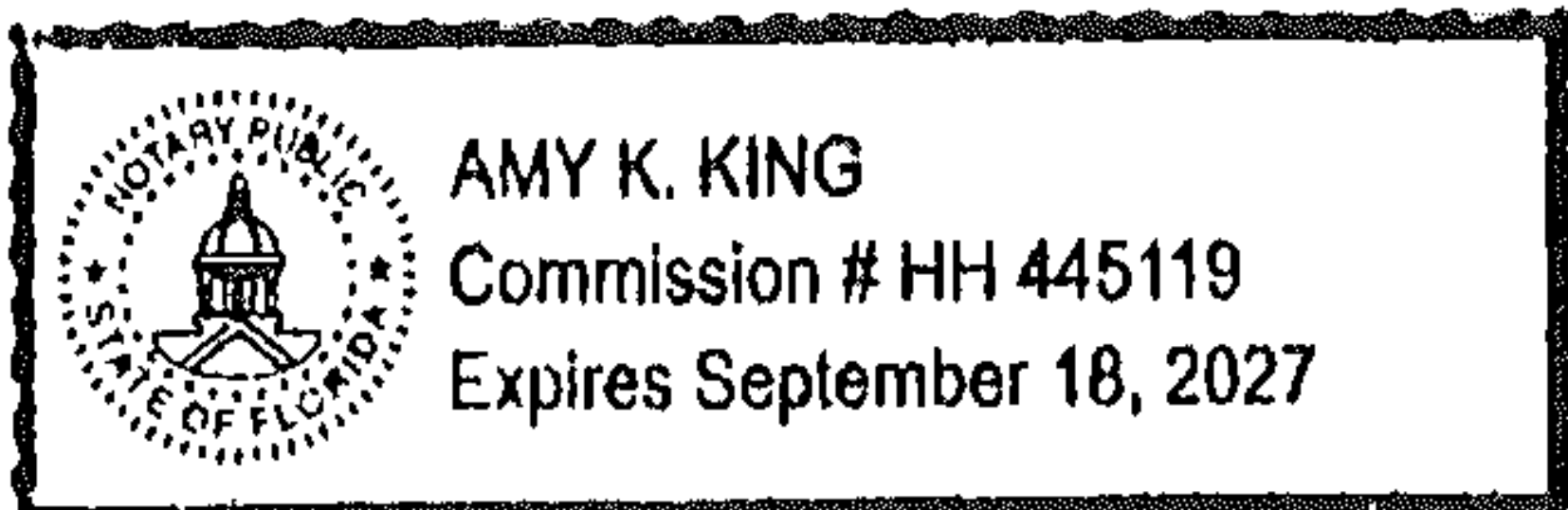
BY [Signature]

AS Manager

FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 27th day of May,
2026.



BY Amy King
Notary, State of Florida

My Commission Expires:
Sept 18, 2027