

6/26/2026 2:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3513014

This Instrument Prepared by and Return to:

Nacole Klootwyk

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260883

Parcel ID: 0428-04-0032

Florida Documentary Stamps in the amount of \$4,578.00 have been paid hereon.

Doc Stamp-Deed: \$4,578.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **26th day of June, 2026** by

H. James Bickel and Susanne B. Bickel, Husband and Wife, Individually and as Trustees of the H. James Bickel and Susanne B. Bickel Joint Trust Agreement dated March 21, 2023,

whose post office address is 19985 Market Way, Apt 442, Venice, FL 34293,

herein called the Grantor, to

Daniel J. Doman and C. Fran Zabawa-Doman a/k/a Christine F. Zabawa-Doman, Trustees of the Daniel J. Doman and C. Fran Zabawa-Doman Revocable Living Trust dated September 19, 2013*,

whose post office address is 1828 West Houstonia Avenue, Royal Oak, MI 48073,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of SIX HUNDRED FIFTY FOUR THOUSAND AND 00/100 (**\$654,000.00**) 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, State of Florida, viz.:

Lot 69, BELLAGIO ON VENICE ISLAND, according to the plat thereof, as recorded in Plat Book 41, Page 29, of the Public Records of Sarasota County, Florida.

***Grantees hereby confer upon trustee the power and authority either to protect, conserve and to sell, or to lease, encumber or otherwise manage and dispose of the real property described herein and all powers without limitations provided for in Florida Statutes 689.**

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

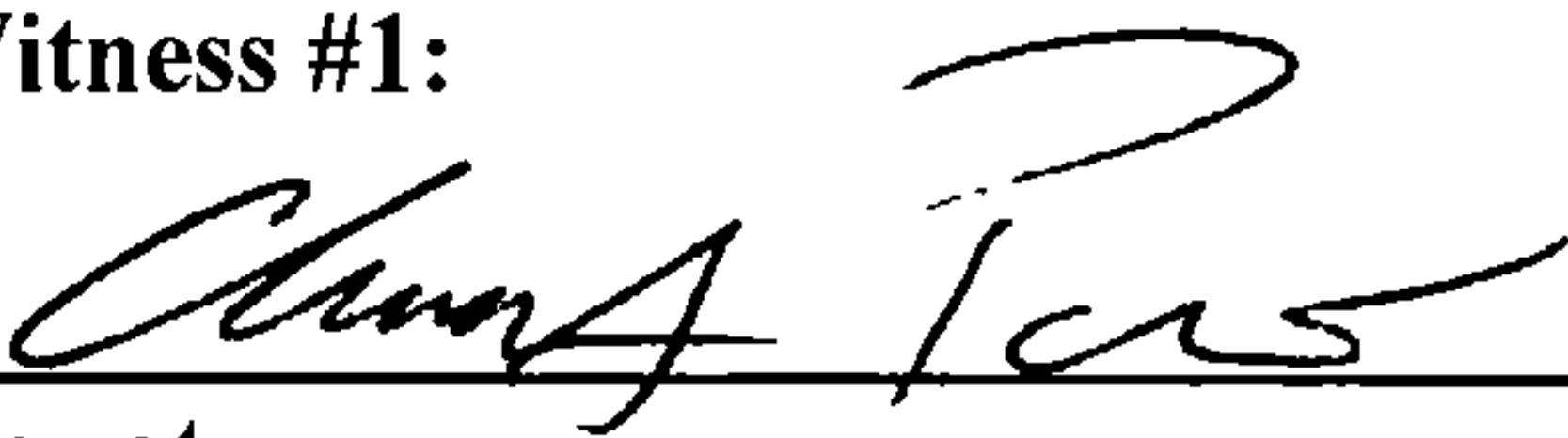
TO HAVE AND TO HOLD, the same in fee simple forever.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

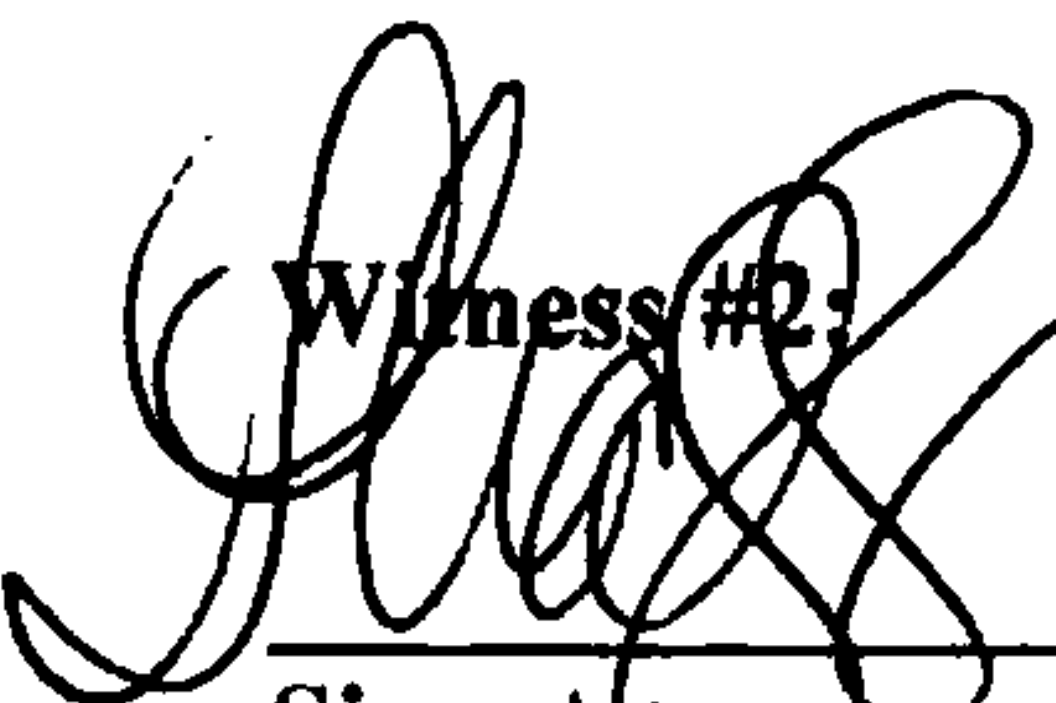

Signature

Christopher Price
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

Witness #2:


Signature

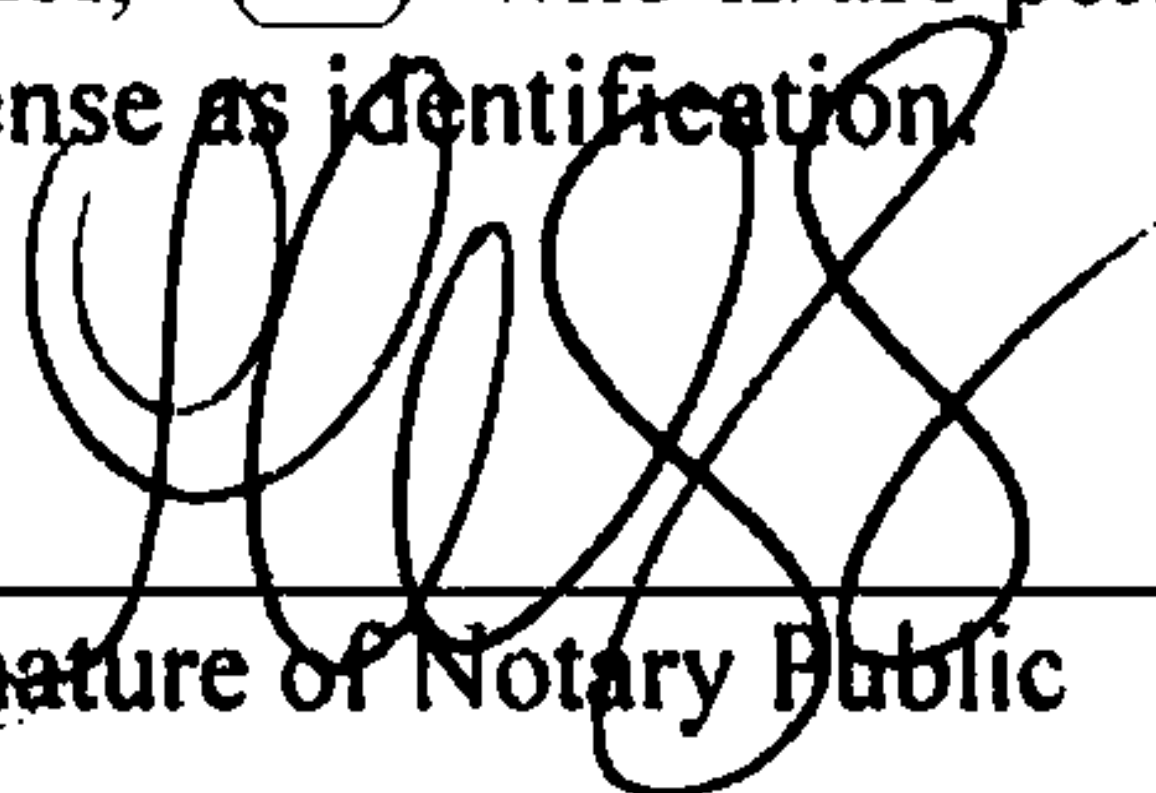
T. Nacole Klootwyk
Printed Name

324 Goldstein Street, Punta Gorda, FL 33950

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 26 day of June, 2026, by H. James Bickel and Susanne B. Bickel, () who is/are personally known to me or (X) who has/have produced Driver's License as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

H. James Bickel and Susanne B. Bickel Joint
Trust Agreement dated March 21, 2023

By: 
H. James Bickel, Individually and as Trustee

By: 
Susanne B. Bickel, Individually and as Trustee

