

Consideration: \$ 435,000.00

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517171

Doc Stamp-Deed: \$3,045.00

Prepared by and return to:

Jacob Van Duren, Esq.

Van Duren Law, PLLC

871 Venetia Bay Blvd

Suite 239

Venice, FL 34285

File No VL-26-110

Parcel Identification No 0430020010

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WARRANTY DEED

This indenture made the 7th day of July, 2026 by and between **BRYAN L. BAYENS, A MARRIED MAN, AND SIMONE M. BAYENS, A MARRIED WOMAN**, whose post office address is 320 Alba Street East, Venice, FL 34285, (hereinafter "Grantor"), and **THOMAS G. O'DONNELL, A MARRIED MAN**, whose post office address is 216 Bayshore Circle, Venice, FL 34285, (hereinafter "Grantee"):

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 17, BLOCK F, COUNTRY CLUB ESTATES, UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 74, OF THE 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The property conveyed by this document is not the homestead of the Grantor, the Grantor's spouse, or any minor children, if applicable, nor is it located next to or adjoining such homestead.

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:

WITNESS 1:

SIGNATURE: [Signature]

PRINT NAME: Dorinda Wilkinson

WITNESS 1 ADDRESS: 871 VENETA
DAY BLVD SEVEN VENUE FL 34205

[Signature]
Bryan L. Bayens

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: SAUL VANBUREN

WITNESS 2 ADDRESS: 871 VENETA BLVD
SEVEN VENUE FL 34205

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 6 day of July, 2026, by Bryan L Bayens, () who is/are personally known to me or (x) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



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:

WITNESS 1:

SIGNATURE: [Signature]

PRINT NAME: Gabby Tract

WITNESS 1 ADDRESS: 3818 Blonde St.

Apt. 304, Bozeman, MT 59718

[Signature]
Simone M. Bayens

WITNESS 2:

SIGNATURE: [Signature]

PRINT NAME: Salisha Radovich

WITNESS 2 ADDRESS: 27th Turbulence Ln. #801

Bozeman, MT 59718

STATE OF MONTANA

COUNTY OF Gallatin

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 6th day of July, 2026, by Simone M. Bayens, (x) who is/are personally known to me or () who has/have produced _____ as identification.

[Signature]
Signature of Notary Public

Tiffany Bergstrom
Print, Type/Stamp Name of Notary

(Affix Notary Seal)

