

7/21/2026 2:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3522563

Doc Stamp-Deed: \$3,573.50

This Instrument Prepared by and Return to:

Heather Jacobs

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260936

Parcel ID: **0385160018**

Florida Documentary Stamps in the amount of **\$3,573.50** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **20th day of July, 2026** by

Stephan M. Bayer, an Unremarried Widower,

whose post office address is 724 Timberview Run, Unit A, Webster, NY 14580,

herein called the Grantor, to

Carl Weber and Isabel Tavio-Weber, Husband and Wife,

whose post office address is 164 Avens Drive, Nokomis, FL 34275,

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 FIVE HUNDRED TEN THOUSAND FIVE HUNDRED AND 00/100 (**\$510,500.00**) 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 16, WINDWOOD, according to the plat thereof, as recorded in Plat Book 49, Page 9, of the Public Records of Sarasota County, Florida.

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:

Wm T. Lill Jr.

Signature

William T. Lill Jr.

Printed Name

150 Lakeshore Dr. Hilton, NY 14608

Full Address

Stephan M. Bayer
Stephan M. Bayer

Witness #2:

Sean P. Carlson

Signature

SEAN P. CARLSON

Printed Name

200 CHAPEL HILL DR., ROCHESTER, NY 14617

Full Address

STATE OF NY
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2026, by Stephan M. Bayer, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Mary Ann Macdonald
Signature of Notary Public

Mary Ann Macdonald
Print, Type/Stamp Name of Notary

MARY ANN MACDONALD
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA6404871
Qualified in Monroe County
My Commission Expires 03-02-2028