

8/6/2026 4:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529584

Prepared by (and return to):

Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320
Sarasota, FL 34236

Consideration: \$2,805,000.00

Doc Stamps: \$19,635.00

Recording Fee: \$35.50

Parcel Identification Number(s): 2012050015

Doc Stamp-Deed: \$19,635.00

WARRANTY DEED

This Warranty Deed is made effective this 6th day of August, 2026, by Mini P. Krishnan, a single woman, whose post office address is 201 West 70th Street, Apt. 20H, New York, NY 10023, hereinafter referred to as "Grantor", to William Eaton and Jennifer Sinha, husband and wife, whose post office address is 412 Pheasant Way Sarasota, FL 34236, hereinafter referred to as "Grantee".

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

LOT 2, BLOCK 8, BIRD KEY SUBDIVISION, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK 11, PAGE 20, PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: [Signature]
Witness#1 Print: DREW RUSSELL
Witness #1 Address: 1605 MAIN STREET SUITE 101
SARASOTA FL 34236
Witness#2 Sign: [Signature]
Witness#2 Print: Stephanie A Klabel
Witness #2 Address: 1515 Ringling Blvd.,
Suite 320
Sarasota, Florida 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

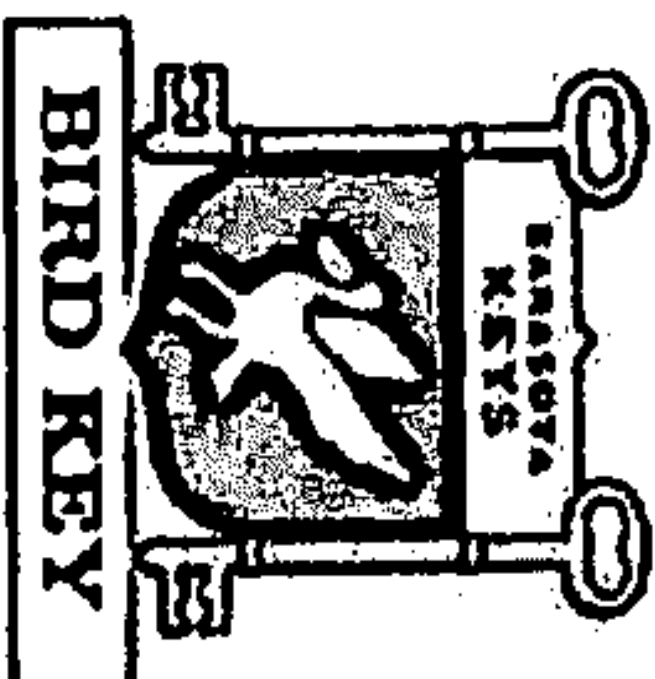
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of July, 2026, by Mini P. Krishnan, who ☐ is personally known to me, or ☒ has produced NY DL as identification.

(SEAL)



STEPHANIE A. KLABEL
Commission # HH 655782
Expires April 7, 2029

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____



LOT 2 BLOCK 8
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)

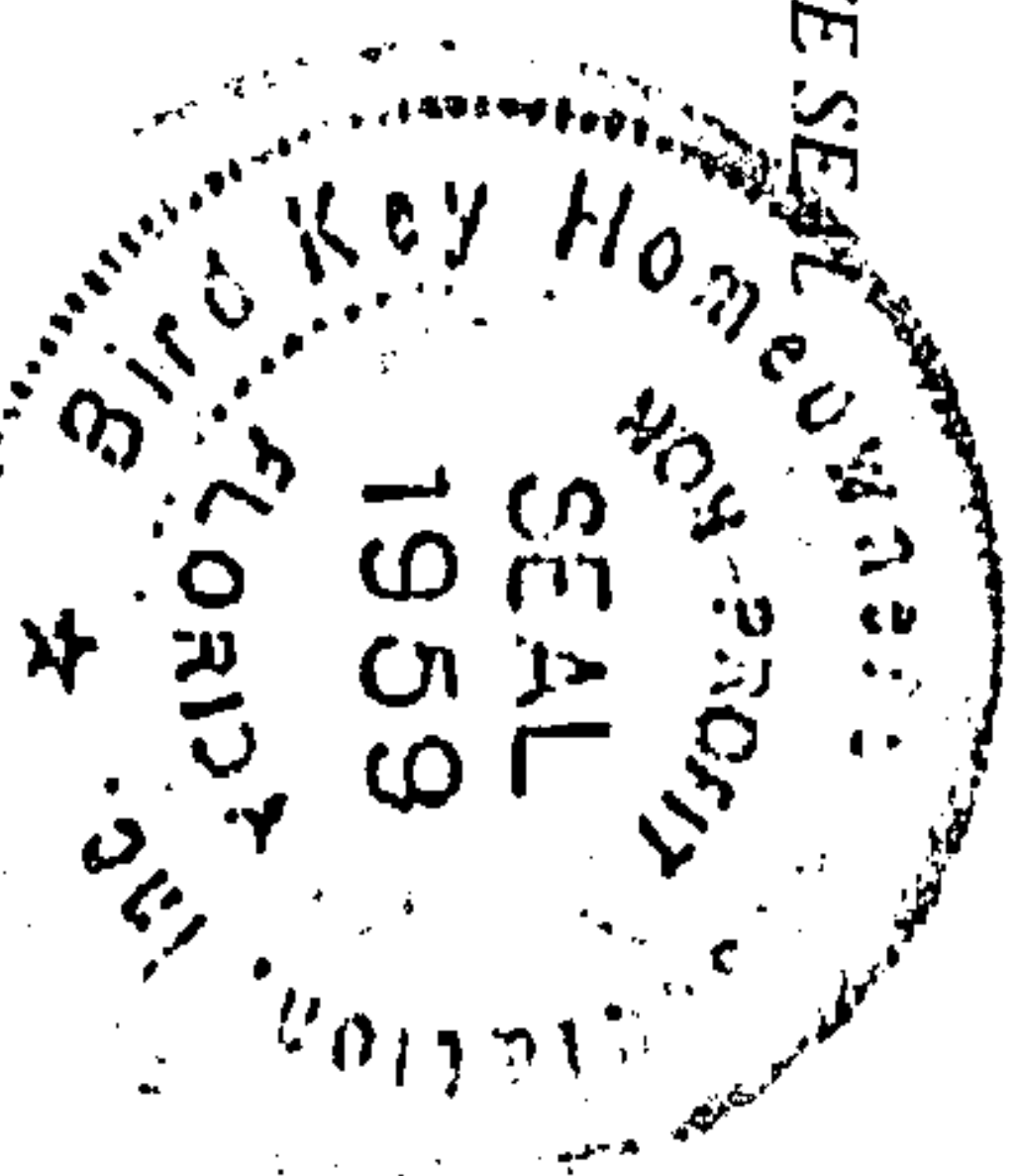
THIS INSTRUMENT CERTIFIES THAT William Eaton
as an owner of a fee simple interest of the above-referenced Bird Key Subdivision Lot, is a Member (herein, "Member") of the Bird Key Homeowners Association, Inc. (herein, the "Association") and is entitled to all rights and privileges granted thereby, and 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.

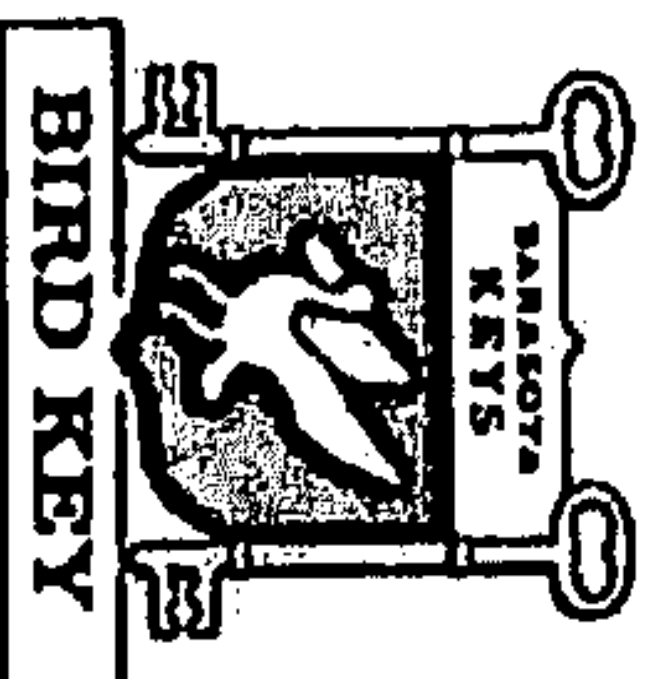
The Member herein named acknowledges receipt of a copy of the Declaration, Articles of Incorporation, Bylaws, and all amendments thereto. Each qualifying Bird Key Subdivision Lot is entitled to one (1) indivisible vote at any membership meeting of the Association. Member votes shall be cast in the manner 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 6 day of August, 2026.

Raymond S. L.
President
John A. L.
Secretary

John A. L.
Member





LOT 2 BLOCK 8
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 Jennifer Sinka
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 16 day of August, 2026.

President

David M. Sinka

Secretary

J. Comand

Member

Jennifer Sinka

CORPORATE SEAL

