

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107765 4 PG(S)**

8/7/2026 12:19 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3529846

Prepared by and Return to:
Dana Johnstone
Suncoast One Title & Closings, Inc.
1212-A E Venice Avenue
Venice, FL 34285

Doc Stamp-Deed: \$1,050.00

File No.: VEN-2026-2035
Parcel ID Number: 0406-10-1112

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of August, 2026 between Margaret H. Keenan and Judith A. Heinen, Successor Trustees of Dorothy M. Heinen Trust dated December 19, 1996, whose post office address is 654 Deauville Lane, JUDITH, Bloomfield Hills, MI 48304, of the County of Oakland, State of Michigan, Grantor, to Michael Gaffney and Jeanne Gaffney, husband and wife, as tenants by the entirety, whose post office address is 2325 Danbury Lane, Hudson, OH 44236, of the County of Summit, State of Ohio, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Unit No. 112, Bird Bay I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1269, Page 599 through 664, together with any amendments thereto, and per plat thereof recorded in Condominium Plat Book 11, Pages 37 through 37J, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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 covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE

Dylan Deho
PRINT NAME

2510 S. Telegraph Rd
ADDRESS
Bloomfield Twp. MI 48302

[Signature]
WITNESS 2 SIGNATURE

Timothy Muraeky
PRINT NAME

2510 S. Telegraph Rd
ADDRESS
Bloomfield Twp. MI 48302

STATE OF Michigan
COUNTY OF Oakland

Dorothy M. Heinen Trust dated December 19, 1996

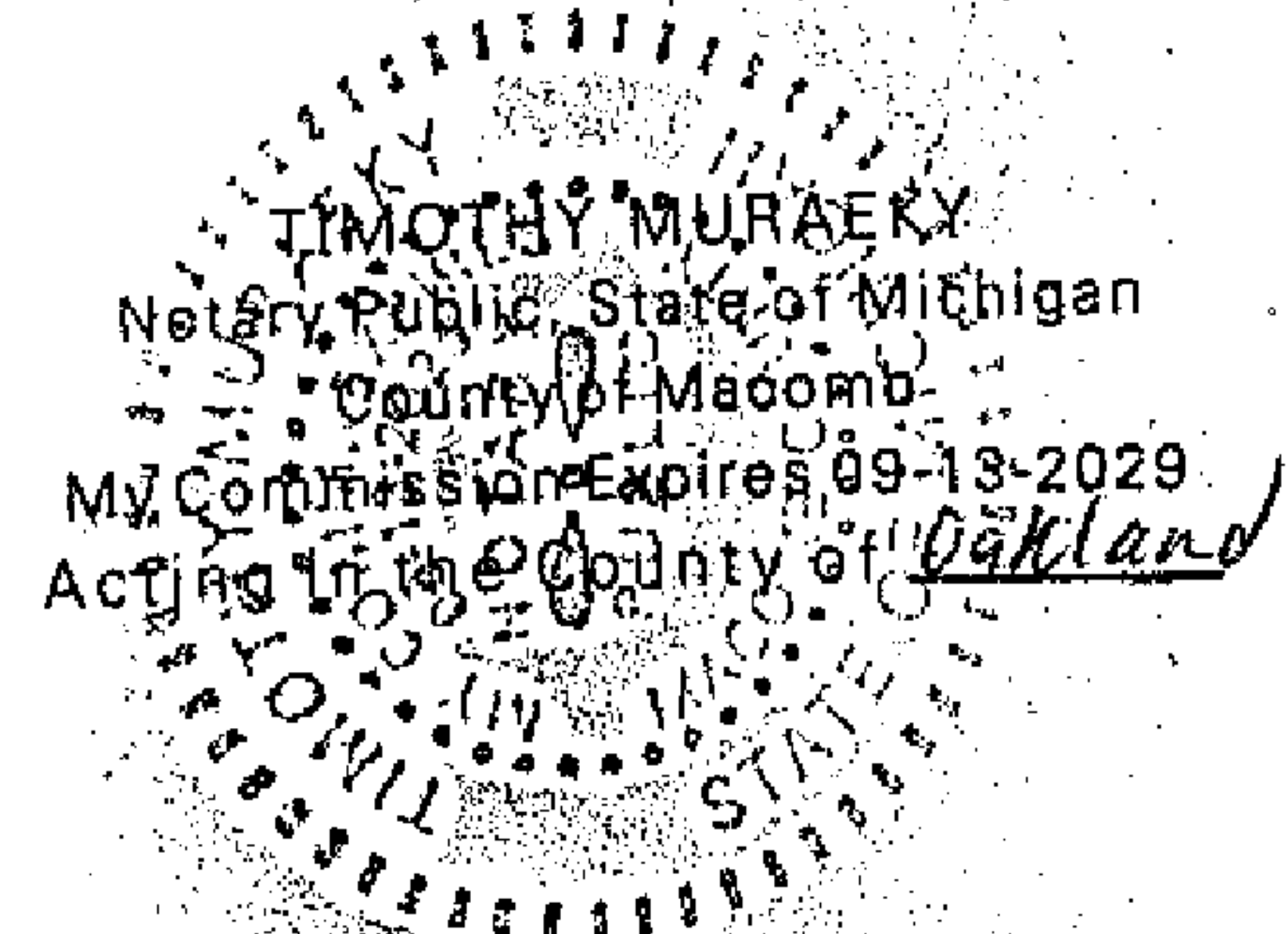
By: [Signature]
Margaret H. Keenan, Successor Trustee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2026, by Margaret H. Keenan, Successor Trustees of Dorothy M. Heinen Trust dated December 19, 1996, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

[Signature]
Signature of Notary Public

Timothy Muraeky
Print, Type/Stamp Name of Notary

(Notary Seal)



Signed, sealed and delivered in our presence:

[Signature]

WITNESS 1 SIGNATURE

Dylan Dicko

PRINT NAME

2510 S. Telegraph Rd.

ADDRESS

Bloomfield Twp. MI 48302

[Signature]

WITNESS 2 SIGNATURE

Timothy Muraeky

PRINT NAME

2510 S. Telegraph Rd

ADDRESS

Bloomfield Twp. MI 48302

STATE OF Michigan

COUNTY OF Oakland

Dorothy M. Heinen Trust dated December 19, 1996

By: Judith A. Heinen
Judith A. Heinen, Successor Trustee

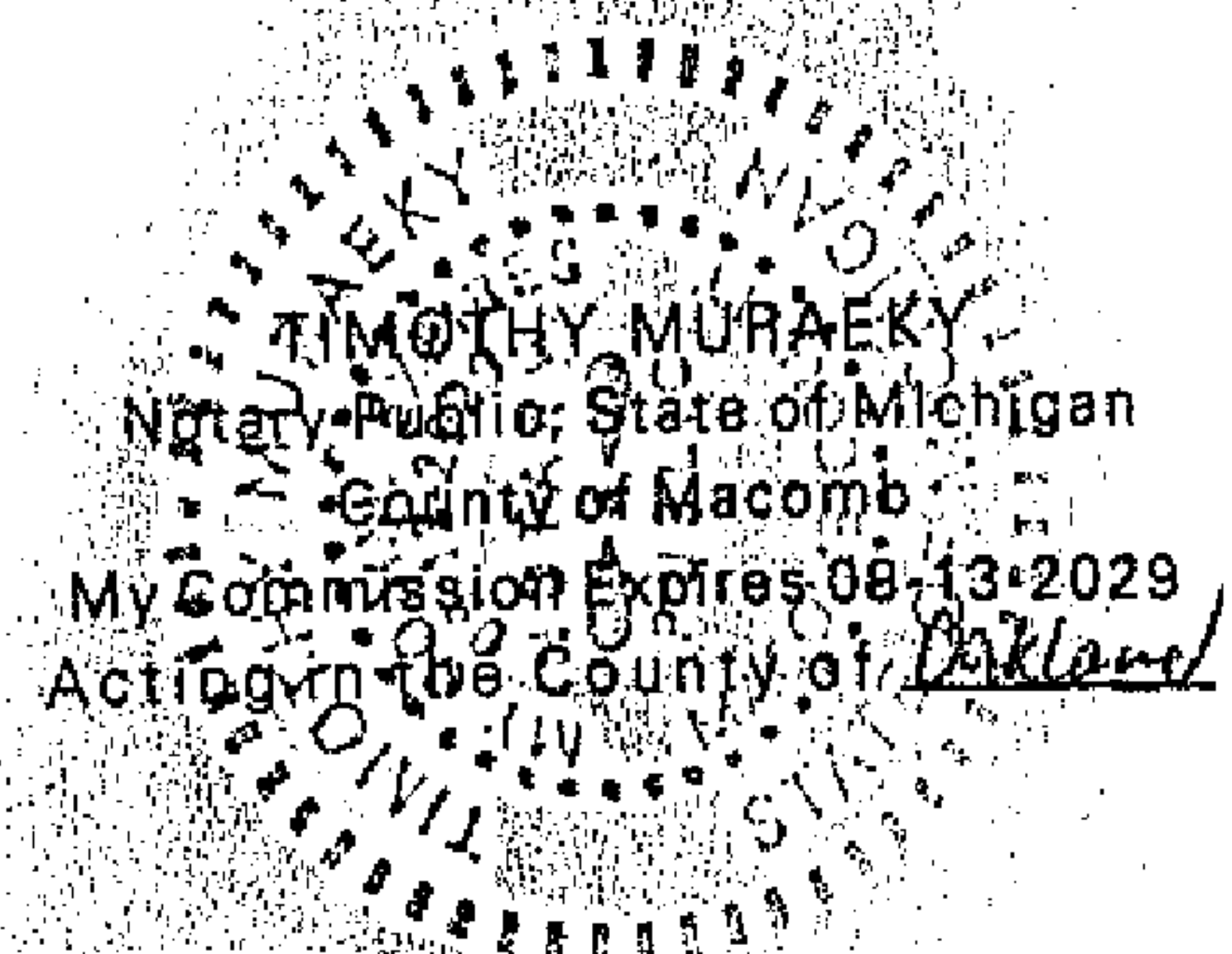
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2026, by Judith A. Heinen, Successor Trustees of Dorothy M. Heinen Trust dated December 19, 1996, ☐ who is/are personally known to me or ☒ who has/have produced drivers license as identification.

[Signature]
Signature of Notary Public

Timothy Muraeky

Print, Type/Stamp Name of Notary

(Notary Seal/Stamp)



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase I Bldg No. 64 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
464, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) Dorothy Heinen Trust to (buyer)
Jeanne + Michael Haffney, 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 20th day of April, 2026.

Dated this 20th day of April, 2026.

BY Jeanne Haffney

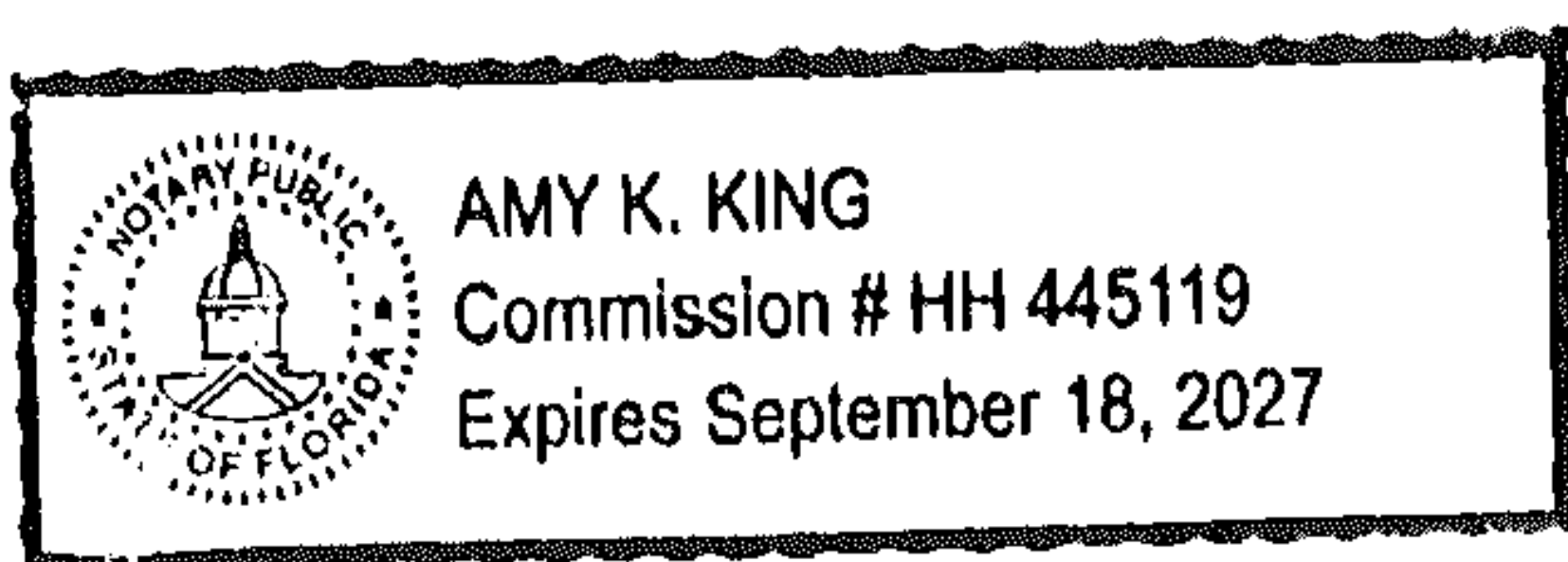
AS Manager

FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20th day of April,
2026.

BY Amy King
Notary, State of Florida



My Commission Expires:
Sept 18, 2027