

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026112132 2 PG(S)**

8/18/2026 10:17 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533739

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A.

2033 Main Street, Suite 400

Sarasota, FL 34237

(941) 952-0990

File Number: SHATTUCK.VALENT

Consideration: \$120,000.00

Doc Stamp-Deed: \$840.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of August, 2026 between Charles M. Valentine, a single man whose post office address is 26311 Three Mile Point Chaumont NY 13622, grantor, and Daniel E. Shattuck, a married man whose post office address is 77 Sandy Hook Rd N, Sarasota, FL 34242, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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, situated, lying and being in **Sarasota County, Florida** to-wit:

Unit 115 of BAYWOOD COLONY GARDEN APARTMENTS, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 1236, Page 1339, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 10, Page 46, Public Records of Sarasota County, Florida.

Parcel Number: 0105011005

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

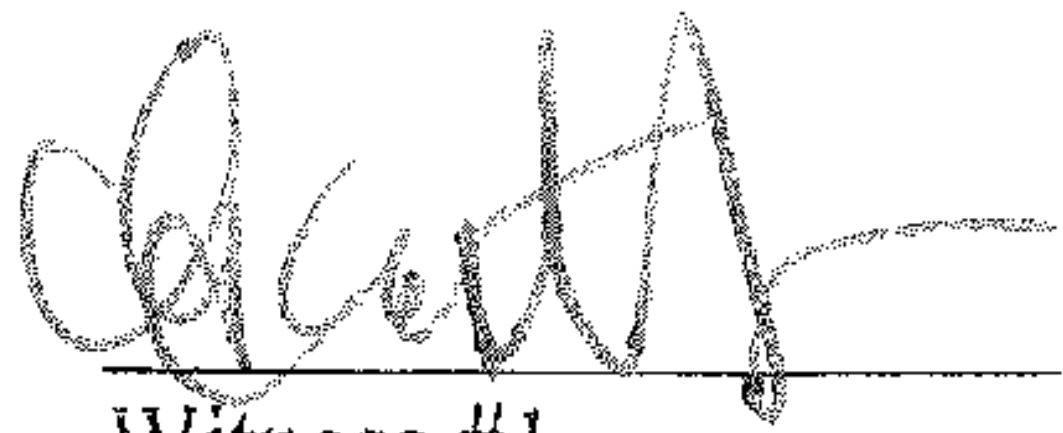
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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; that the grantor hereby fully 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 **12/31/2025**.

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

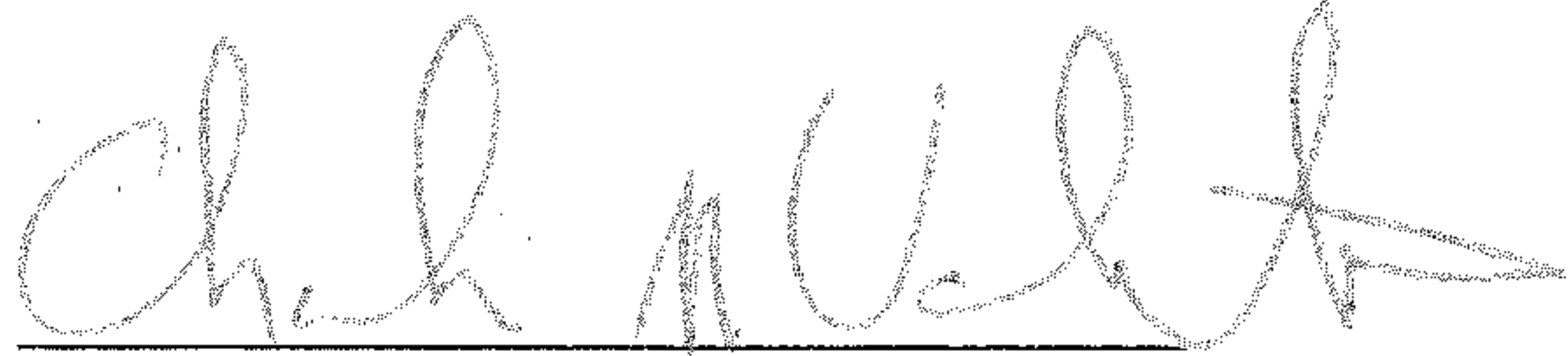
Signed, sealed and delivered in our presence:



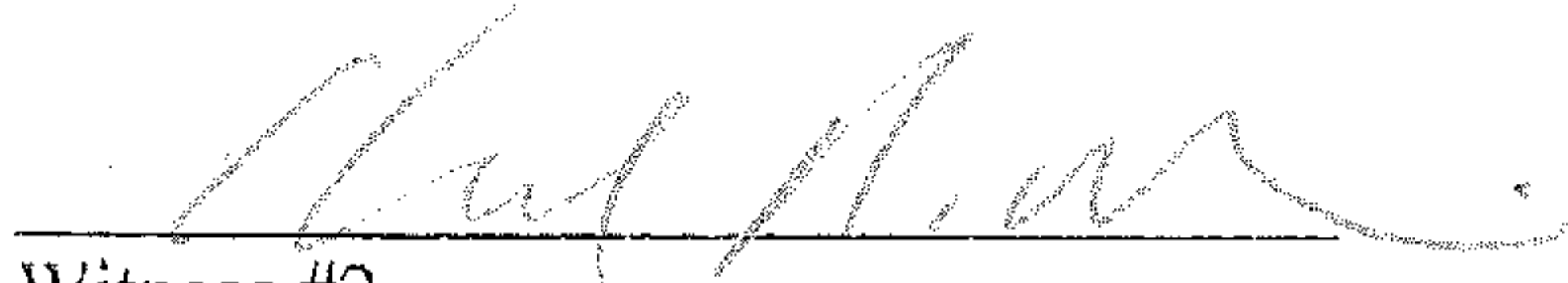
Witness #1

Printed Name: Gisela Castellano

Address: 722 Nellis St.
Watertown, NY 13603



Charles M. Valentine



Witness #2

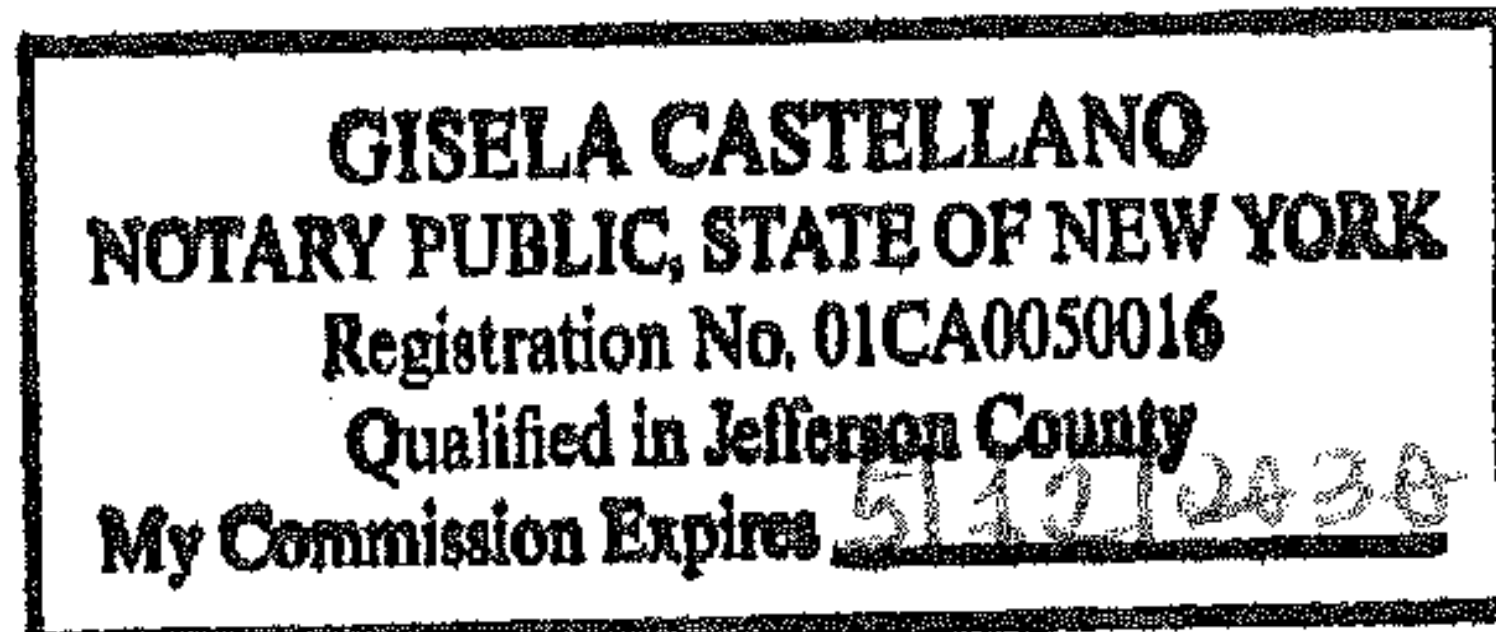
Printed Name: Karl R. Weger

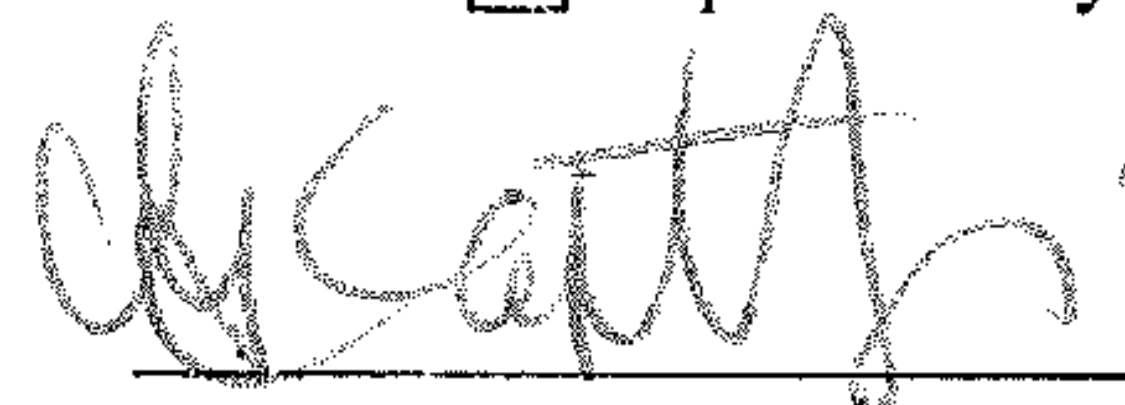
Address: 5122 Dallas Pl
Swansea FL 34231

State of New York
County of Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2026 by Charles M. Valentine, a single man who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]





Notary Public

Print Name: Gisela Castellano

My Commission Expires: 5/12/2030