

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115318 3 PG(S)

8/24/2026 3:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3536502



Doc Stamp-Deed: \$1,470.00

Prepared by and Return to:
Patty Reaves, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 267648-91

WARRANTY DEED

This indenture made on **August 24, 2026** by **Cheryl D. Burlage, a single woman**, whose address is: 429 Eisenhower Ave, Toms River, NJ 08751 hereinafter called the "grantor", to **Jeannette Palmer**, whose address is: 501 Willow Ave Apt 1, Ithaca, NY 14580, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Condominium Unit 96, BIRD BAY I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1269, Page 559, as amended from time to time, and as per the plat thereof recorded in Condominium Plat Book 11, Page 37, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0406101096**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2025.

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

Cheryl D. Burlage
Cheryl D. Burlage

Signed, sealed and delivered in our presence:

Paula Fiscella
1st Witness Signature

Print Name: Paula Fiscella

Address: 179 FREEPORT BLVD
TOMS RIVER NJ 08757

State of NJ

County of Ocean

Charles T. Amato
2nd Witness Signature

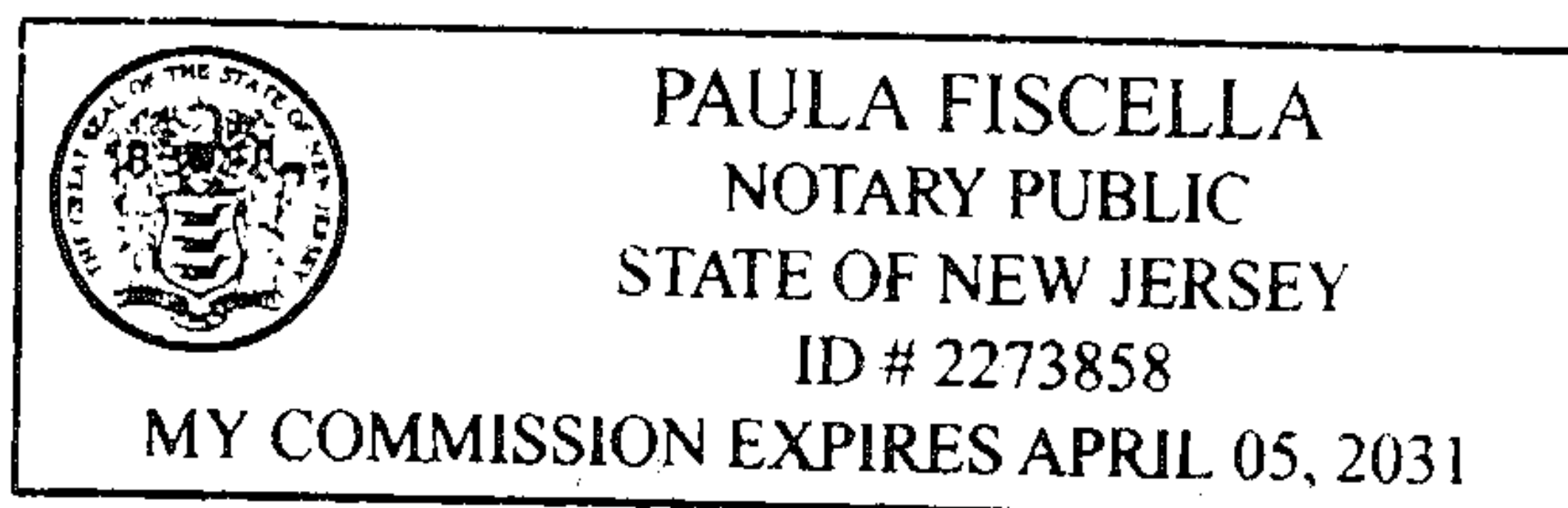
Print Name: Charles T. Amato

Address: 4836 TAMARACK TRAIL
VENICE FL 34285

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online
notarization on 8/21/2026, by **Cheryl D. Burlage**, who () is/are personally known to
me or who (X) produced a valid DRIVER LICENSE as identification.

Paula Fiscella
Notary Public Signature
Printed Name: Paula Fiscella
My Commission Expires: 4/5/2031

(NOTARY SEAL)



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase I Bldg No. 62 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-
664, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) Cheryl Burlage to (buyer)
Jeannette Palmer, 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 13th day of July, 2026.

Dated this 13th day of July, 2026.

BY [Signature]

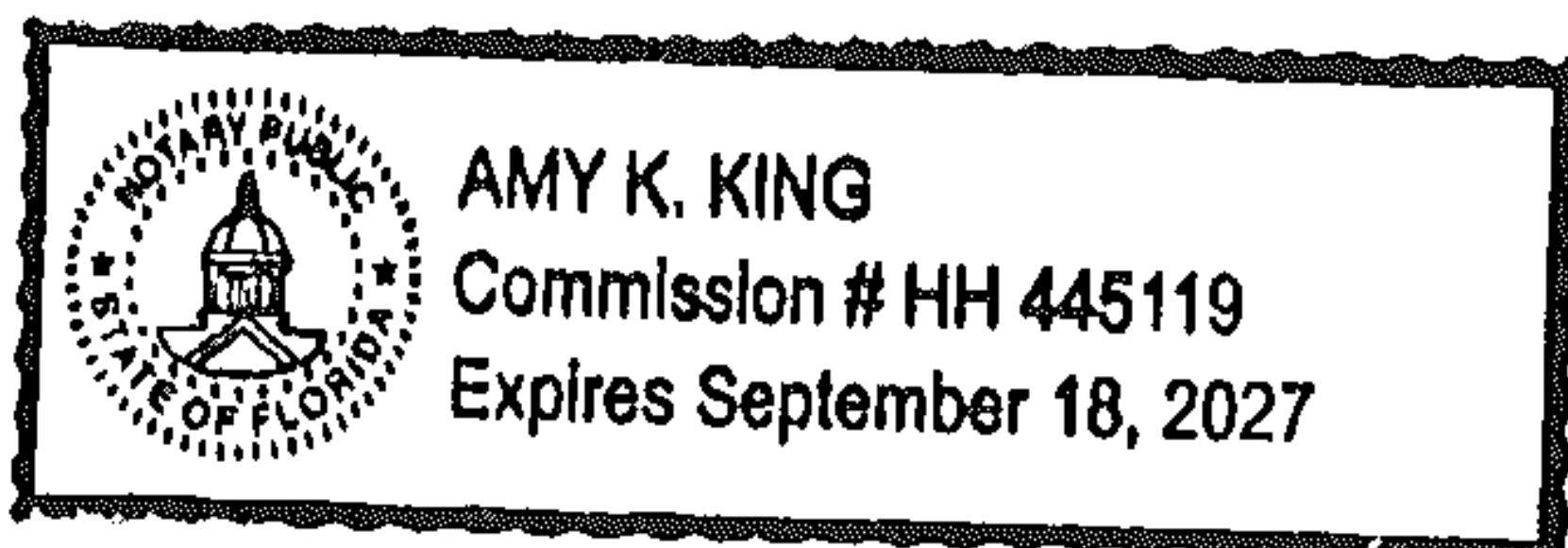
AS [Signature]

FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13th day of July,
2026.

BY Amy K King
Notary - State of Florida



My Commission Expires:

Sept 18, 2027