

Prepared by and Return to:
Sarah Raczynski
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

8/31/2026 3:35 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539303

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0147081039
File- MFL-2275469
Consideration Amount \$348,500.00

Doc Stamp-Deed: \$2,439.50

WARRANTY DEED

This Indenture, Made this August 31, 2026, between David G. Birklin and Paraskevi Birklin, Husband and Wife, Tenancy by the Entirety, whose post office address is: 7898 Gable Dr, Bridgeport, NY 13030, hereinafter called the "Grantor", and, Lawrence P Bauman, a single individual, whose post office address is: 197 Navigation Circle, Osprey, FL 34229, hereinafter called the "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. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witneseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, situate, lying, and being in Sarasota County, FL, and being further described as follows:

Unit 101, Phase 7, Building 7, Bay Street Village, a Condominium, according to Declaration of Condominium thereof as recorded in Instrument No. 2014085481, as amended in Instrument No. 2015018471, of the Public Records of Sarasota County, Florida.

Property Address: 197 Navigation Circle, Osprey, FL 34229

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

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

WITNESSES:

[Signature]
Witness #1 Signature

Sarah RAGZYNSKI
Witness #1 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

[Signature]
Witness #2 Signature

Pamela Bonds
Witness #2 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

GRANTOR(S):

David G. Birklin
David G Birklin

Paraskevi Birklin
Paraskevi Birklin

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29 day of June, 2026 by: David G. Birklin and Paraskevi Birklin, Husband and Wife, Tenancy by the Entirety who is/are personally known by me or who has/have produced: D as identification.

[Signature]
Notary Public

My Commission Expires:

