

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0499

Property address:
173 Navigation Cir, Osprey, Florida 34229

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119132 2 PG(S)

9/1/2026 1:07 PM

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

SIMPLIFILE

Receipt # 3539751

Doc Stamp-Deed: \$2,135.00

General Warranty Deed

Made this August 31, 2026 A.D. By **Donald J. Bamford and Maria F. Bamford, Husband and Wife, Individually and as Trustees of The Donald J. Bamford and Maria F. Bamford Revocable Trust dated May 16, 2023**, whose post office address is: 2003 Tocobaga Lane, Nokomis, Florida 34275, hereinafter called the Grantor, to; **Yuangang Zhang and Yi Jiang, Husband and Wife**, whose post office address is: 173 Navigation Circle, Osprey, Florida 34229, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witneseth, that the grantor, for and in consideration of the sum of \$305,000.00 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, viz:

Unit 107, Building 8, BAY STREET VILLAGE, a Condominium, according to the Declaration of Condominium thereof as recorded in Instrument No. 2014085481, as amended in Instrument No. 2015027054, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0147081052**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 31, 2025.

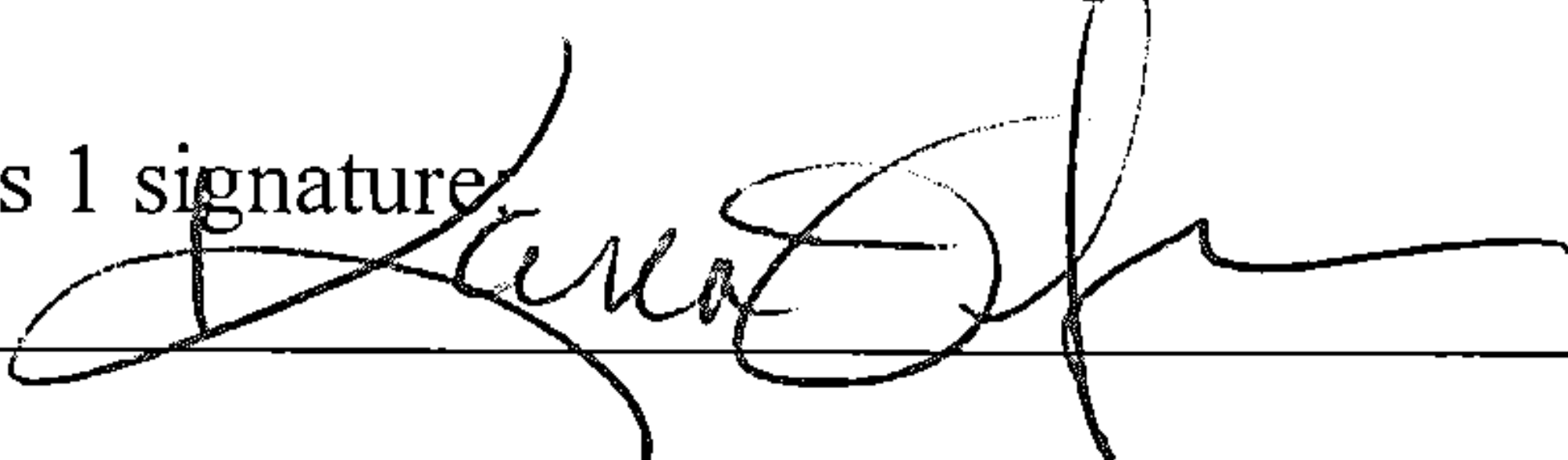
Prepared by:
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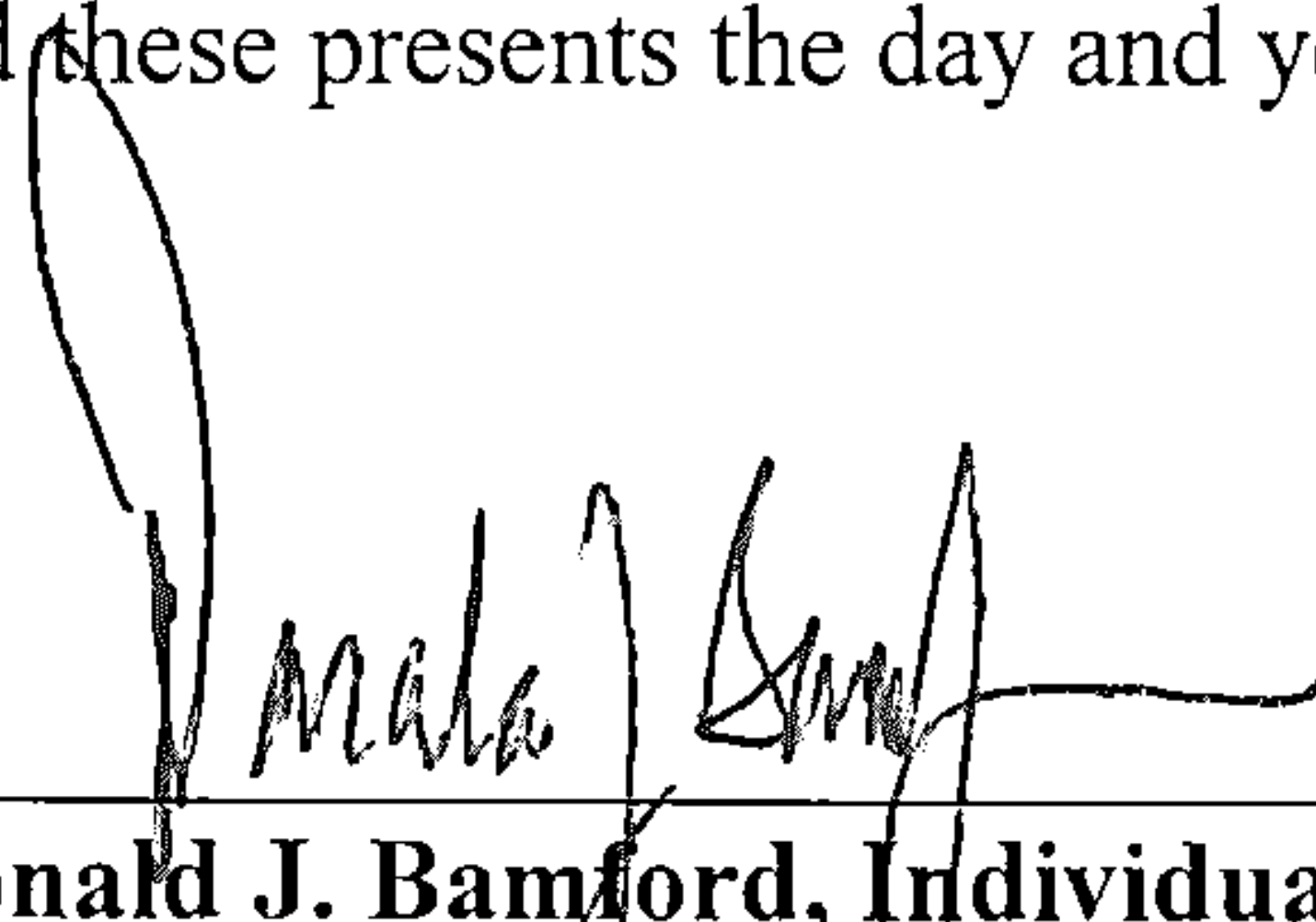
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature
X 
Witness 1 Printed Name and Address:
Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

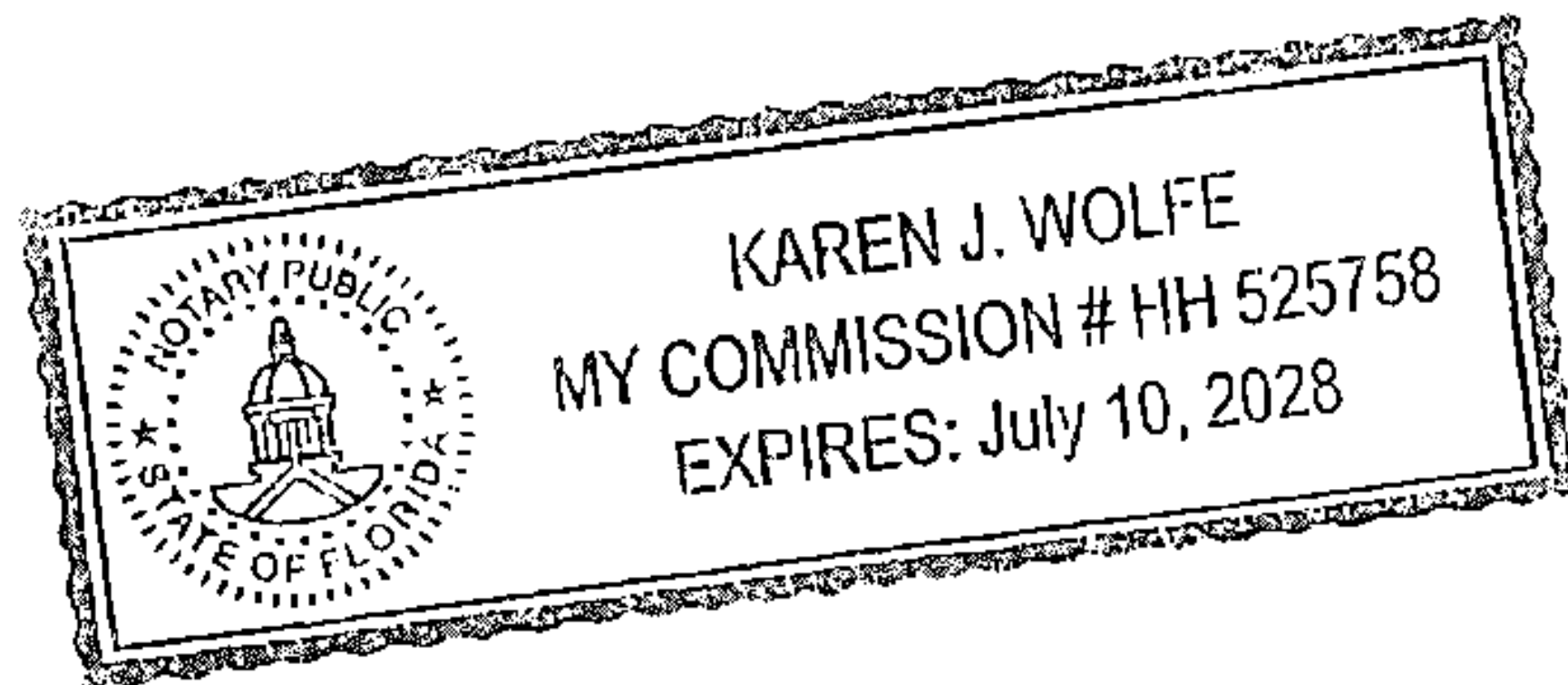
X 
Donald J. Bamford, Individually and as Trustee
Address: 2003 Tocobaga Lane, Nokomis, Florida
34275

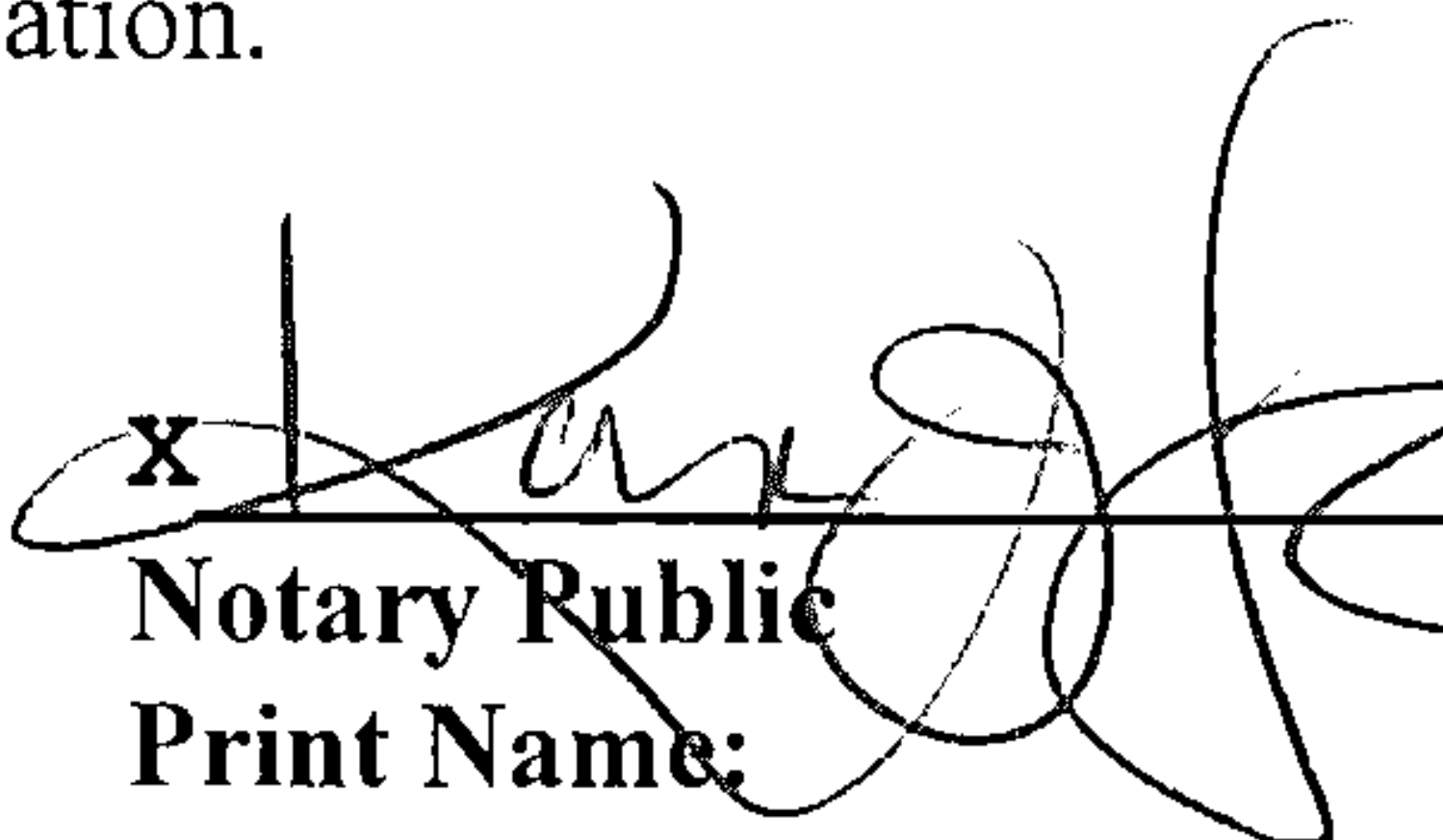
Witness 2 signature
X 
Witness 2 Printed Name and Address:
Brittany Andersen
4130 Woodmere Park Blvd., Venice, Florida 34293

X 
Maria F. Bamford, Individually and as Trustee
Address: 2003 Tocobaga Lane, Nokomis, Florida
34275

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 28th day of August, 2026, by Donald J. Bamford and Maria F. Bamford, Individually and as Trustees of The Donald J. Bamford and Maria F. Bamford Revocable Trust dated May 16, 2023, who produced FL DL Licenses as identification.



X 
Notary Public
Print Name:
My Commission Expires:
Seal: