

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119181 4 PG(S)

9/1/2026 1:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539793



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

Doc Stamp-Deed: \$1,750.00

File No.: 268297-91

WARRANTY DEED

This indenture made on **September 01, 2026** by **James B. Jones, a single man and Jennifer Morgan, a married woman, joined by her husband Mark Allen Morgan, ,** whose address is: 838 Bird Bay Way, Venice, FL 34285 hereinafter called the "grantor", to **Patricia L. Jakse, Trustee of the Patricia L. Jakse Revocable Living Trust of 2015, dated May 14, 2015,** whose address is: 11725 N. Westchester Ct., Mequon, WI 53092, 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 185, Building 31, BIRD BAY II, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1337, Page 414, as amended from time to time, and according to the Plat thereof recorded in Condominium Book 13, Page 23, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0406021142

The Grantee is vested with full rights of ownership over the above described real property and Trustee is specifically granted and given all powers and authority to exercise any and all powers authorized by the provisions of Chapter 689.073 Florida Statutes.

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.

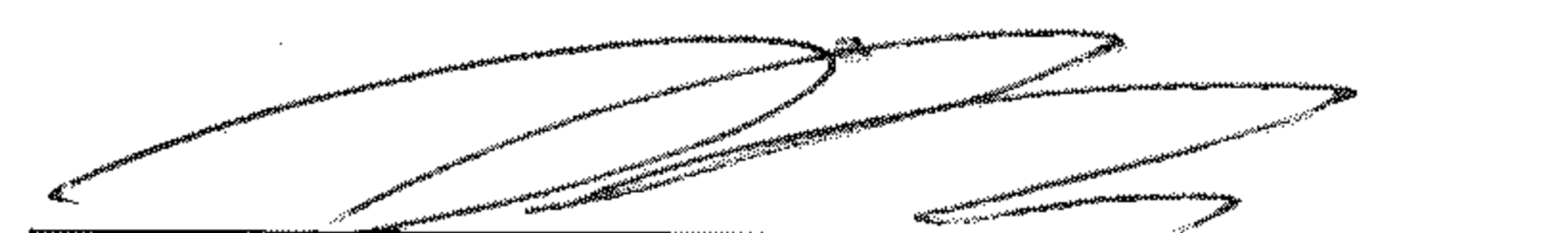
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.


James B. Jones


Jennifer Morgan

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Margan Willard

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285


2nd Witness Signature

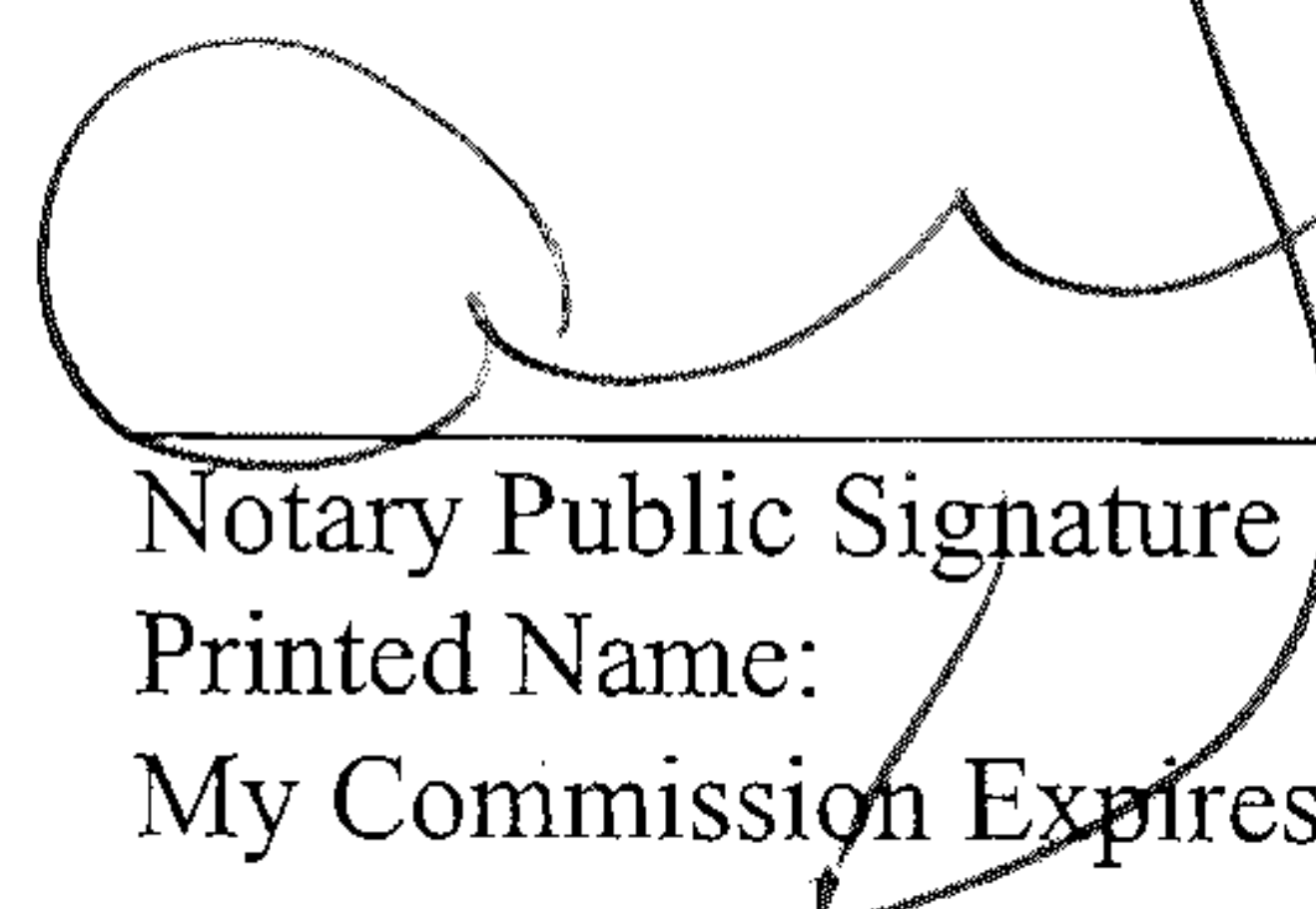
Print Name: Alicia Loupe

Address: 329 S. Nokomis Ave, Suite F
Venice, FL 34285

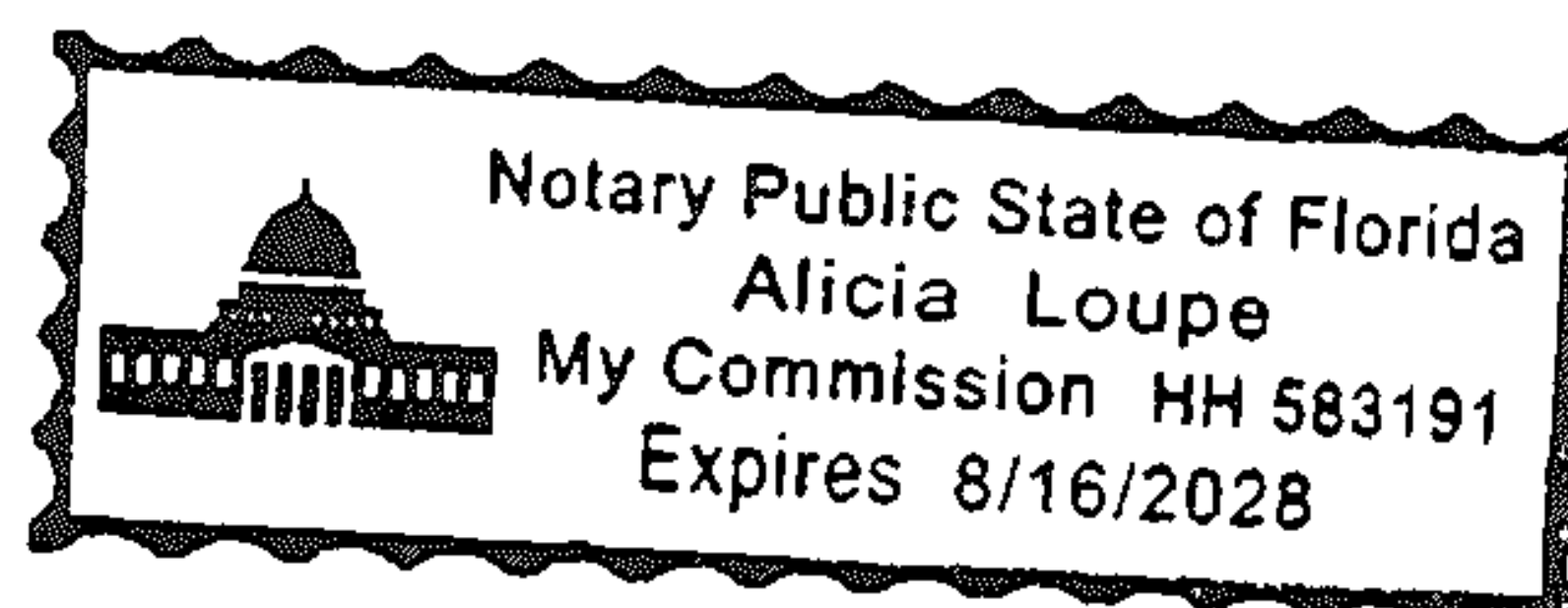
State of Florida

County of Sarasota

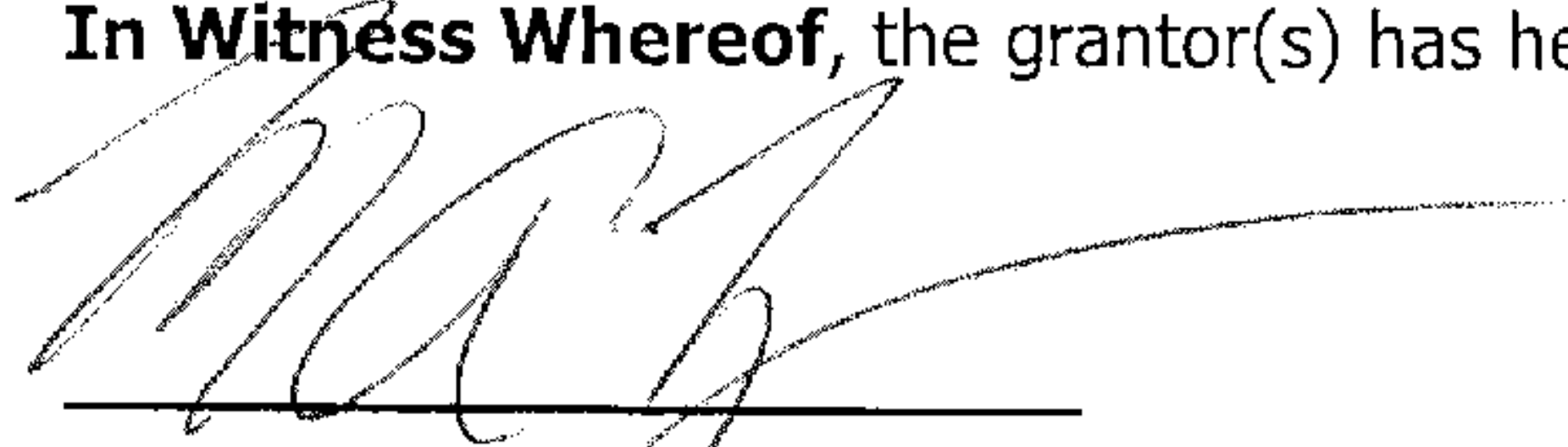
The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online notarization
on Aug 28, 2020, by **James B. Jones and Jennifer Morgan**, who () is/are personally
known to me or who (☒) produced a valid photo ID as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

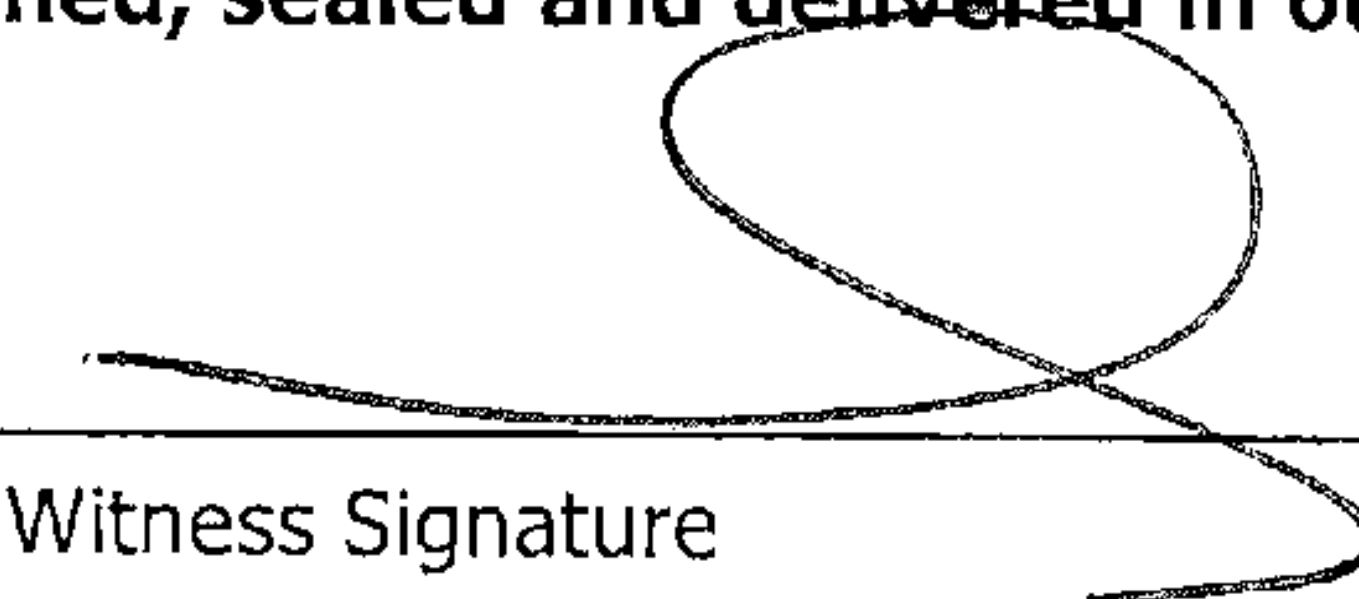


In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.



Mark Allen Morgan

Signed, sealed and delivered in our presence:

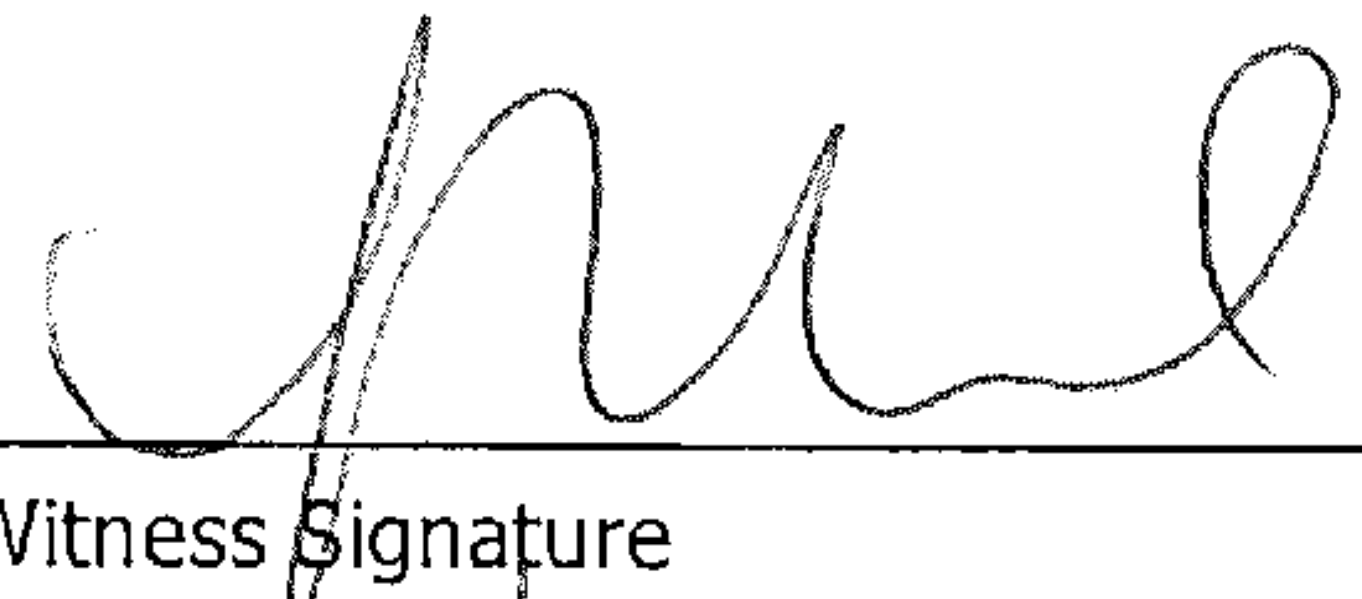


1st Witness Signature

Print Name: Nicole Maes

Address: 2300 Bee Ridge Rd. STE 305

Sarasota, FL 34239



2nd Witness Signature

Print Name: Jennifer Merrick

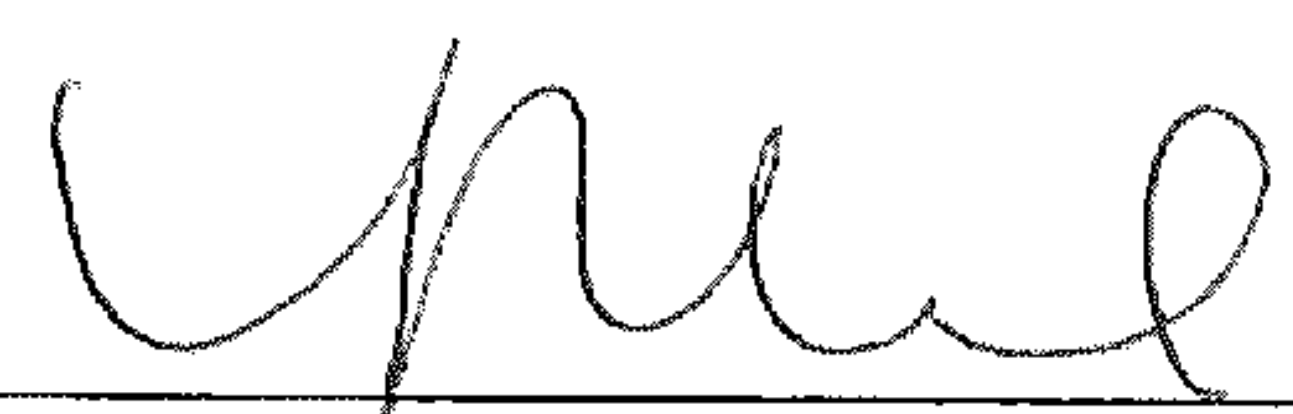
Address: 2300 Bee Ridge Rd. STE 305

Sarasota, FL 34239

State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 8/17/2026, by **Mark Allen Morgan**, who (☐) is/are personally known to me or who (☒) produced a valid _____ as identification.

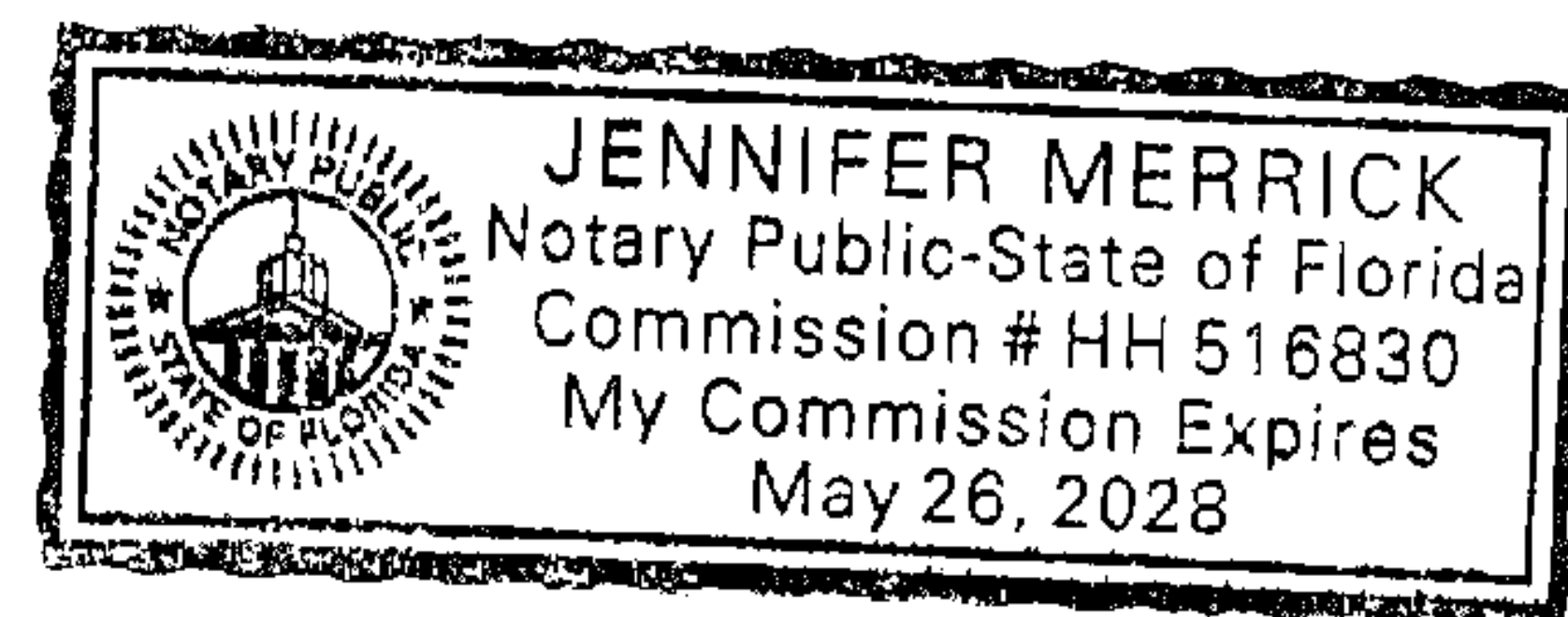


Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase II Bldg No. 31 Unit No. _____ of Bird Bay
Condominium Association, Inc. a Condominium, according to the Declaration of
Condominium, thereof, recorded on Official Records Book 1337, on page
414, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) James Jones + Jennifer Morgan (buyer)
Patricia Jakse, 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 4th day of August, 2026.

Dated this 4th day of August, 2026.

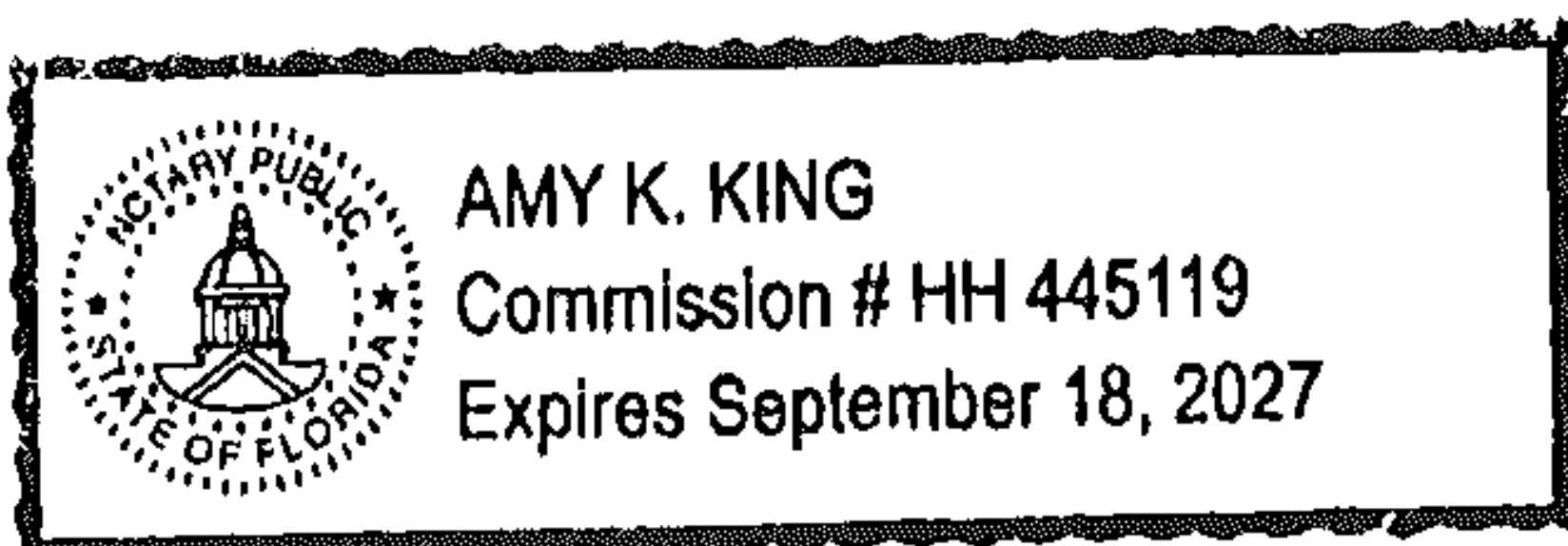
BY Jared Rees

AS Mary

FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of August
2026.



BY Amy K. King
Notary, State of Florida

My Commission Expires:
Sept 18, 2027