

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119195 2 PG(S)

9/1/2026 1:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539803

Doc Stamp-Deed: \$3,955.00

Prepared by and return to:

Eric Fleming

The Law Offices of Eric C. Fleming, PA

5011 Ocean Boulevard

305

Sarasota, FL 34242

File No 8911MPR208

Parcel Identification No 0129162009

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of August, 2026 between Edward G. Clasper and Maria N. Clasper, husband and wife, whose post office address is 78 Walby Dr, Oakville, Ontario L6L 4C7, Canada, Grantor, to Molly M. Birk and Mark J. Birk, wife and husband, whose post office address is 926 Keswick Place, Cincinnati, OH 45230, of the County of Hamilton, Ohio, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, situate, lying and being in Sarasota, Florida, to-wit:

UNIT 208, SUNRISE COVE, SECTION TWO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 996, PAGE 509, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6. PAGE 32, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

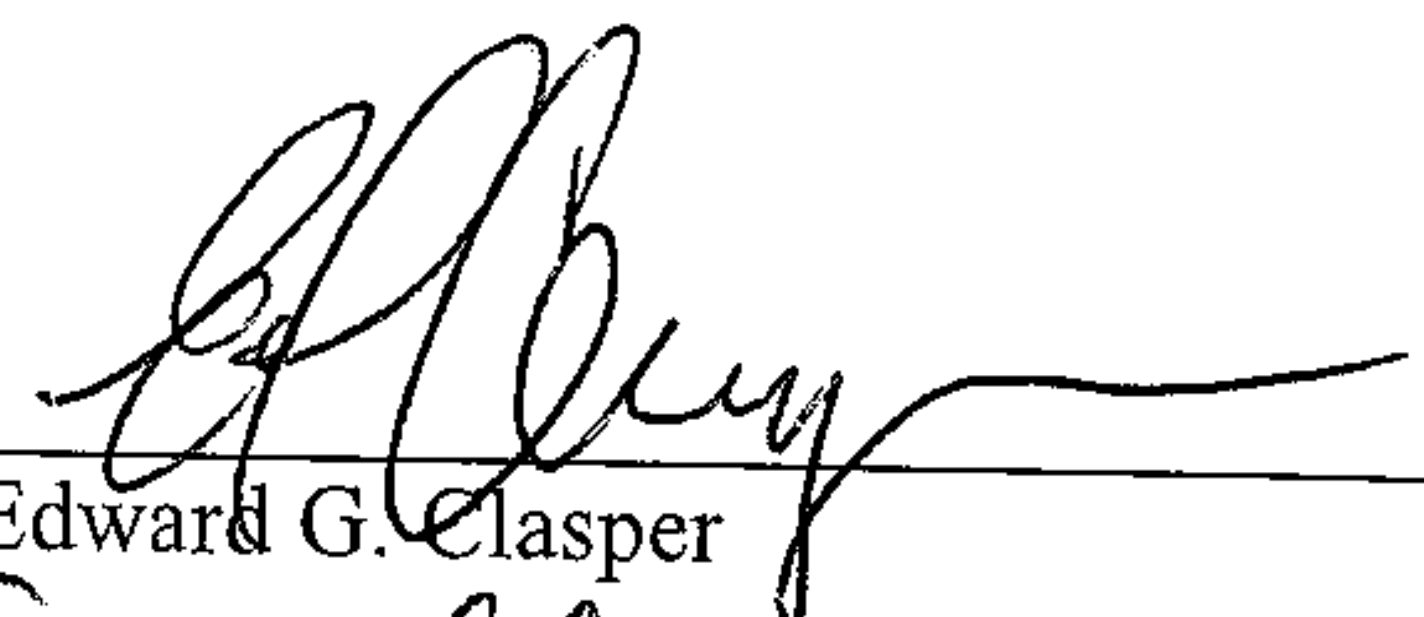
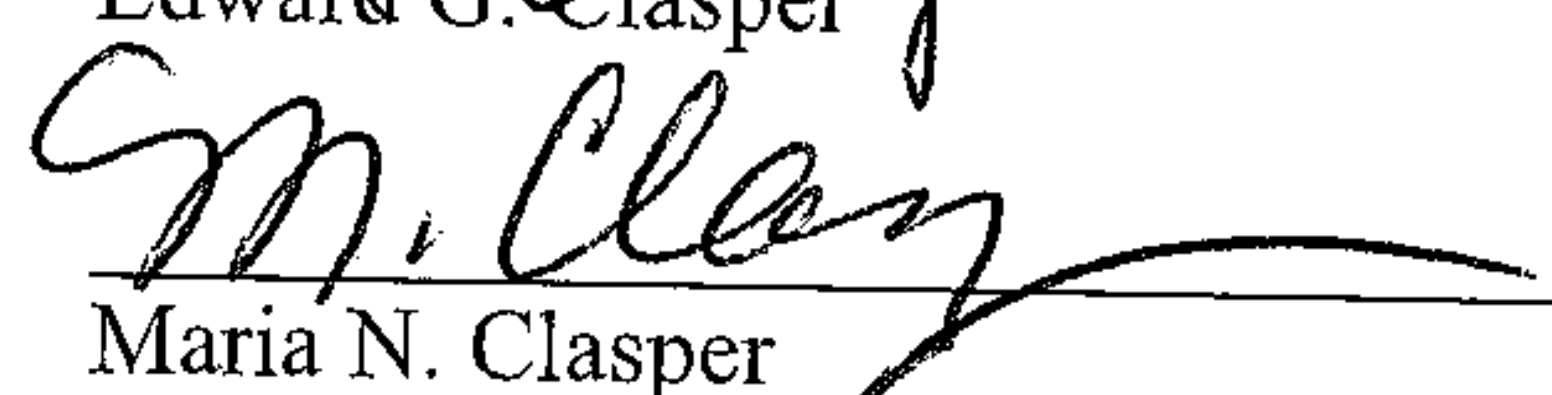
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

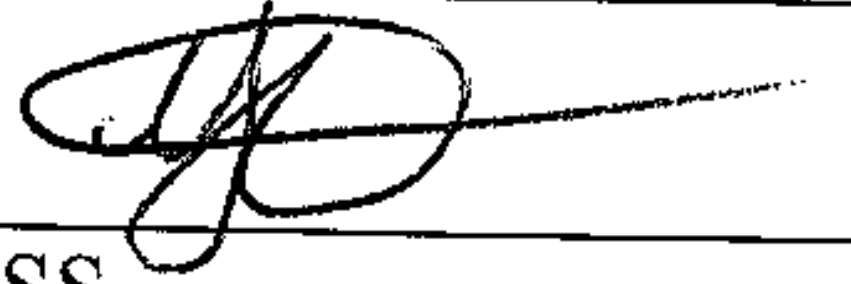
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


Edward G. Clasper

Maria N. Clasper


WITNESS
PRINT NAME: Joelle Salsa


WITNESS
PRINT NAME: Yousif Antwan

242 Kerr St unit #2

WITNESS 1 ADDRESS

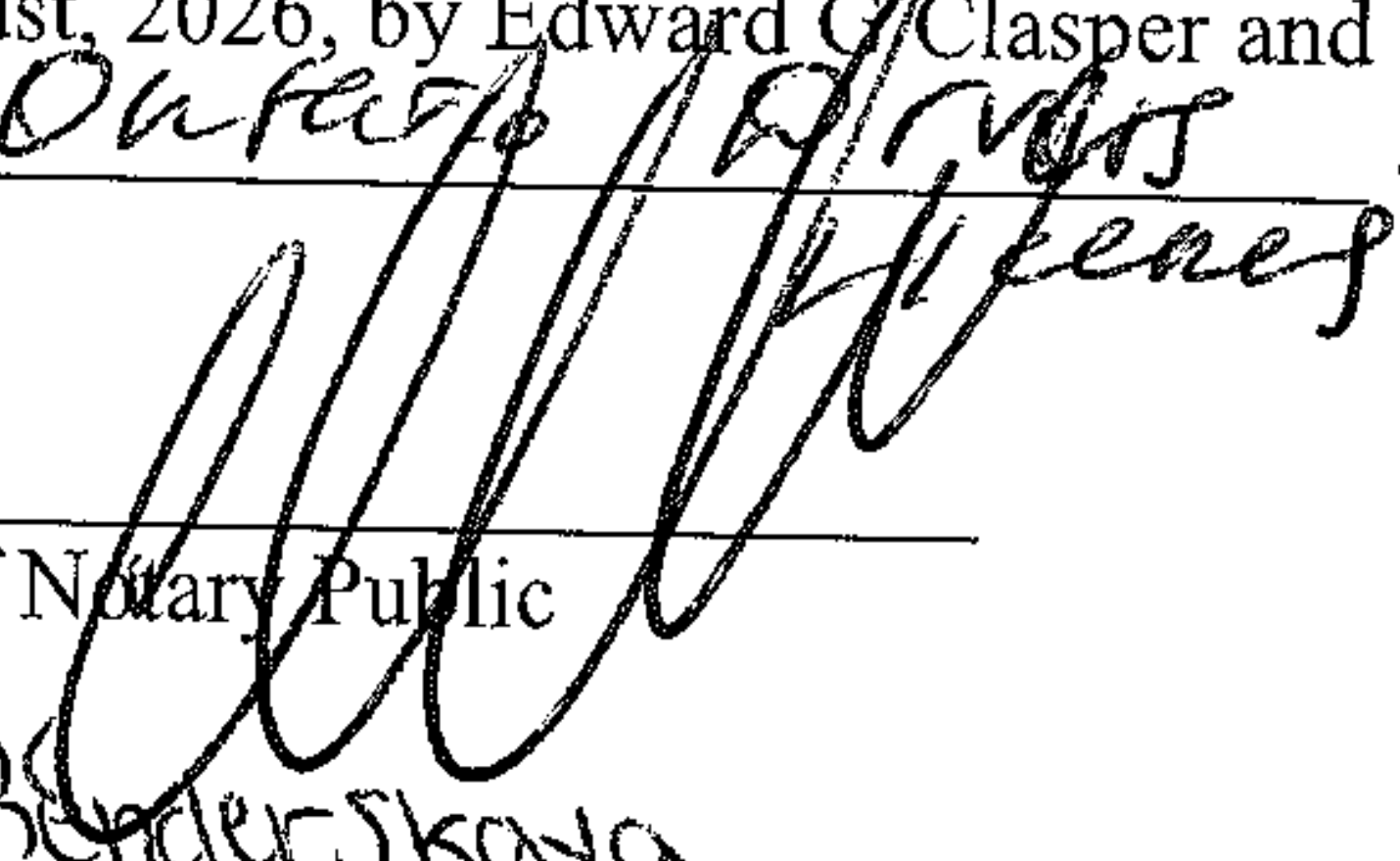
242 Kerr St. Unit #2

WITNESS 2 ADDRESS

PROVINCE OF Ontario
COUNTY OF Halton

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this _____ day of August, 2026, by Edward G. Clasper and Maria N. Clasper, (☐) who is/are personally known to me or (☒) who has/have produced Ontario Drivers License as identification.

Signature of Notary Public


Maria Benderskaya
Print, Type/Stamp Name of Notary

Maria Benderskaya, Notary Public / Commissioner of Oaths
For identity verification and signature witnessing only.
No legal advice provided.
Not responsible for document contents.
LSO No: P06103

Nachla Law Office Professional Corporation
242 Kerr Street, Unit 2
Oakville, Ontario L6K 3B2
905-290-1965