

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026120159 3 PG(S)**

9/2/2026 2:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540565



Doc Stamp-Deed: \$1,218.00

Prepared by and Return to:
Jeannie Stambaugh , an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

File No.: 269453-95

WARRANTY DEED

This indenture made on **September 02, 2026** by **George Varon and Tiffany Varon, husband and wife**, whose address is: 1526 NW 168th Ave, Pembroke Pines, FL 33028 hereinafter called the "grantor", to **Peter T. Owen, a single man**, whose address is: 3907 Alwood Street, North Port, FL 34291, 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:

Unit No. 205, Building 52, BIRD BAY V, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1514, Page 478, as amended from time to time, recorded in Condominium Book 18, page 49, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0406082125**

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.

George Varon

George Varon

Tiffany Varon

Tiffany Varon

Signed, sealed and delivered in our presence:

Dineshwar Lall

1st Witness Signature

Print Name: Dineshwar Lall

Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

State of Florida

County of Charlotte

Jennifer K. Lall

2nd Witness Signature

Print Name: Jennifer Lall

Address: 22434 Peachland Blvd
Port Charlotte, FL 33954

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online
notarization on August 29, 2026, by **George Varon and Tiffany Varon**, who () is/are
personally known to me or who (✓) produced a valid drivers license as identification.

Dineshwar Lall

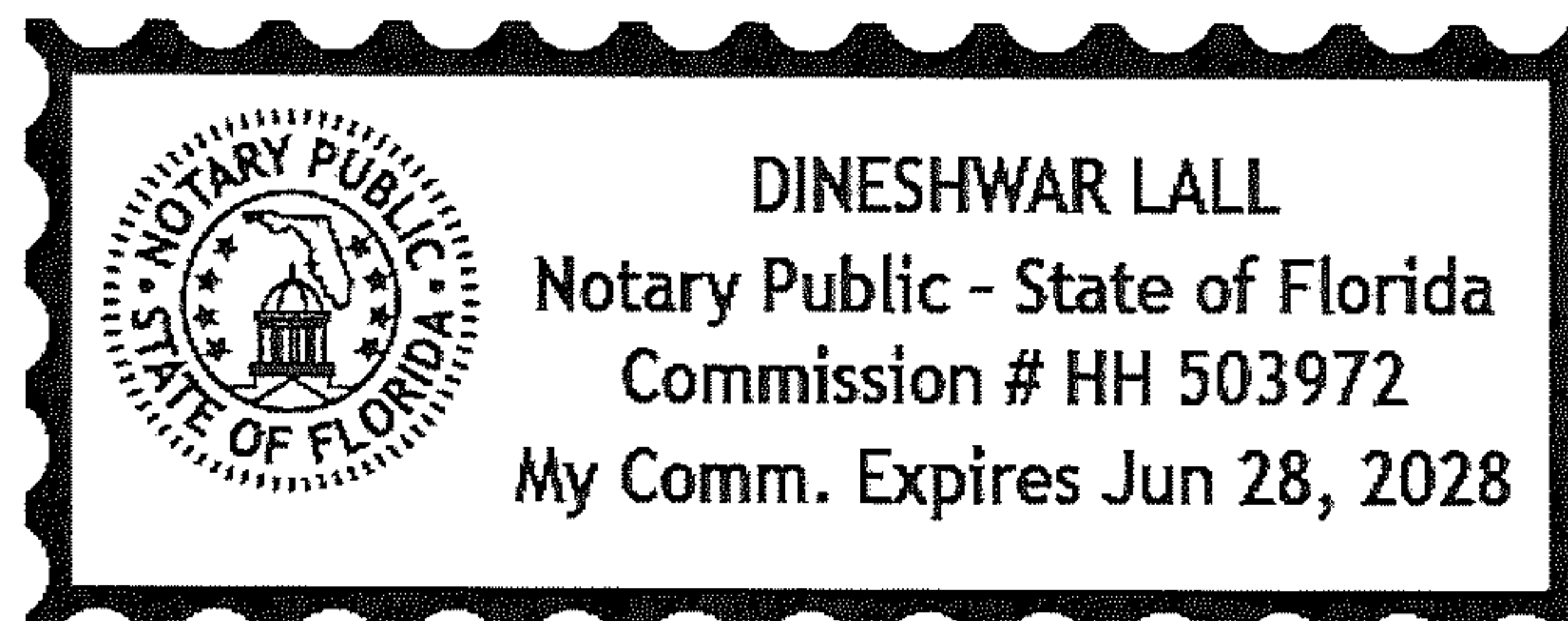
Notary Public Signature

Printed Name: **Dineshwar Lall**

My Commission Expires: **06/28/2028**

(NOTARY SEAL)

Notarized online using audio-video communication technology



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase ✓ Bldg No. 52 Unit No. 205 of Bird Bay
Condominium Association, Inc. a Condominium, according to the Declaration of
Condominium, thereof, recorded on Official Records Book 1514, on page
478, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) George + Tiffany Varon to (buyer)
Peter Owen, 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 28th day of August 2026.

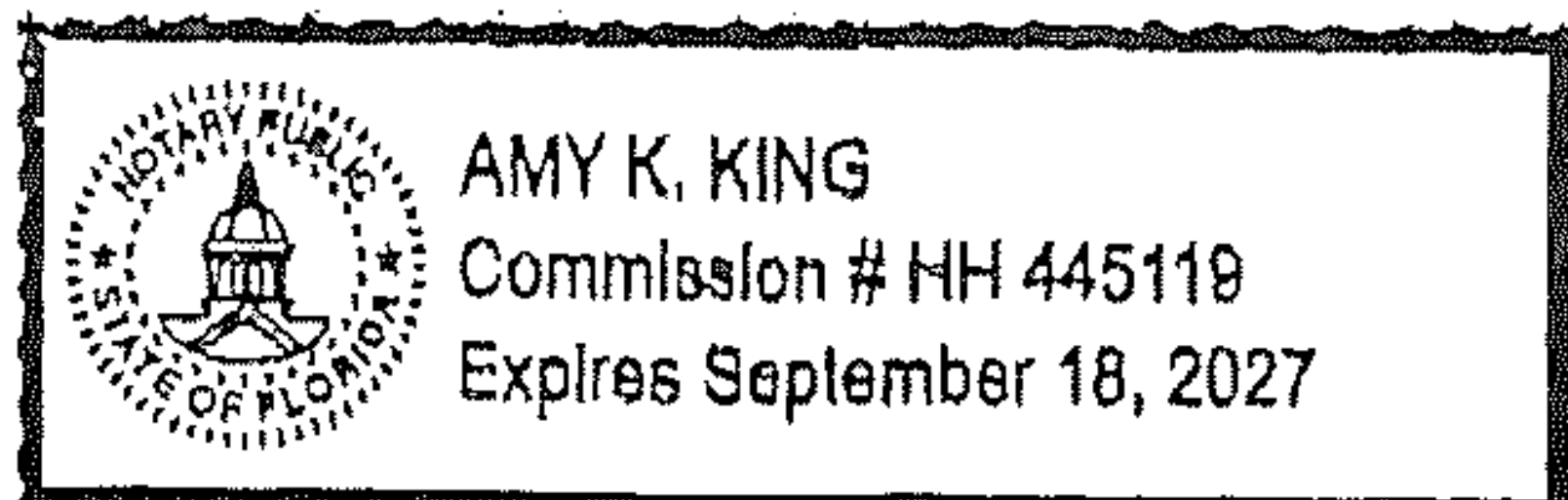
Dated this 28th day of August, 2026.

BY [Signature]
AS Manager
FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28th day of August
2026.

BY Amy K King
Notary - State of Florida



My Commission Expires:
Sept 18, 2027