

9/10/2026 1:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3543425

Prepared by:

Amy E Oest

Pineapple Title of Tampa Bay, LLC

3907 Henderson Boulevard, Suite 100

Tampa, Florida 33629

File Number: PIN26-231

Doc Stamp-Deed: \$1,330.00

Property Address: 840 Bird Bay Drive W, #104, Venice, Florida 34285

General Warranty Deed

Made this September 9, 2026 A.D. By **Katherine Douse, an unmarried woman**, whose address is: 926 Sklar Drive West, Venice, Florida 34293, hereinafter called the grantor, to **Richard A. Dolsen and Ann C. Dolsen, husband and wife**, whose post office address is: 840 Bird Bay Drive W, #104, Venice, Florida 34285, 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)

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, viz:

Unit 104, Building 62, THE FAIRWAYS AT BIRD BAY VILLAGE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2276, Page 1316, as amended, and as per plat thereof recorded in Condominium Book 29, Page 18 of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0406012016**

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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:

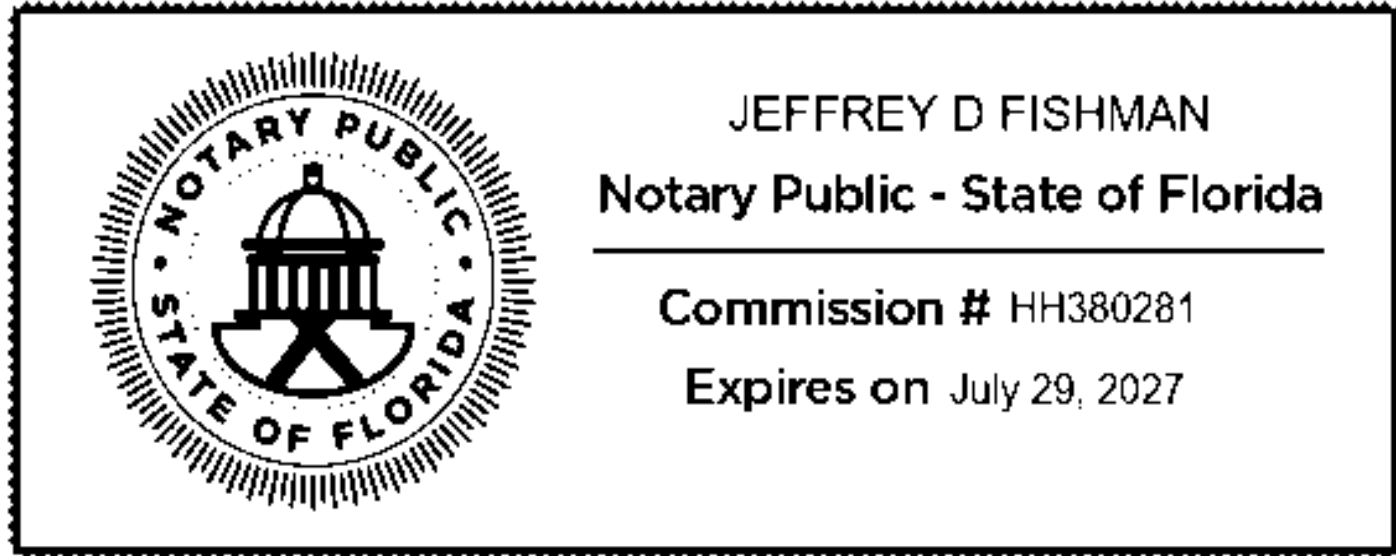
Brandy G. Fishman 
Witness #1 Signature: _____
Brandy G Fishman, 413 S. Mac Dill Ave Tampa, Fl
33609

Katherine E Douse 
_____(Seal)
Katherine Douse
Address: 926 Sklar Drive West, Venice, Florida
34293

Jeffrey D Fishman 
Witness #2 Signature: _____
Jeffrey D Fishman, 413 S. Mac Dill Ave Tampa, Fl
33609

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of online notarization, this 8th day of September, 2026, by Katherine Douse, who has produced a Florida Drivers License as identification.



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Jeffrey D Fishman 

Notary Public