

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123653 2 PG(S)**

9/10/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3543559



Doc Stamp-Deed: \$5,577.60

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

File No.: 269165-91

WARRANTY DEED

This indenture made on **September 10, 2026** by **Jeffrey A. Foster and Danielle M. Foster, husband and wife**, whose address is: 2946 Silver Lake Boulevard, Silver Lake, OH 44224 hereinafter called the "grantor", to **Patrick Ryan Baldauff and Joyce Ruth Blanchard, husband and wife**, whose address is: 365 Walking Horse Trl, Rockwood, TN 37854, 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:

Lot 52, BELLAGIO ON VENICE ISLAND, according to the Plat thereof, recorded in Plat Book 41, Page(s) 29 of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0428040022**

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.

Jeffrey A. Foster

Jeffrey A. Foster

Danielle M. Foster

Danielle M. Foster

Signed, sealed and delivered in our presence:

Phylicia Bozeman

1st Witness Signature

Print Name: Phylicia Bozeman

Address: 6828 Leire Lane, Chesterfield, VA 23832

Iris A. Ortiz

2nd Witness Signature

Print Name: Iris A. Ortiz

Address: 241 Pearsall Ave., 2nd Fl., Jersey City, NJ 07305

State of New Jersey

County of Hudson

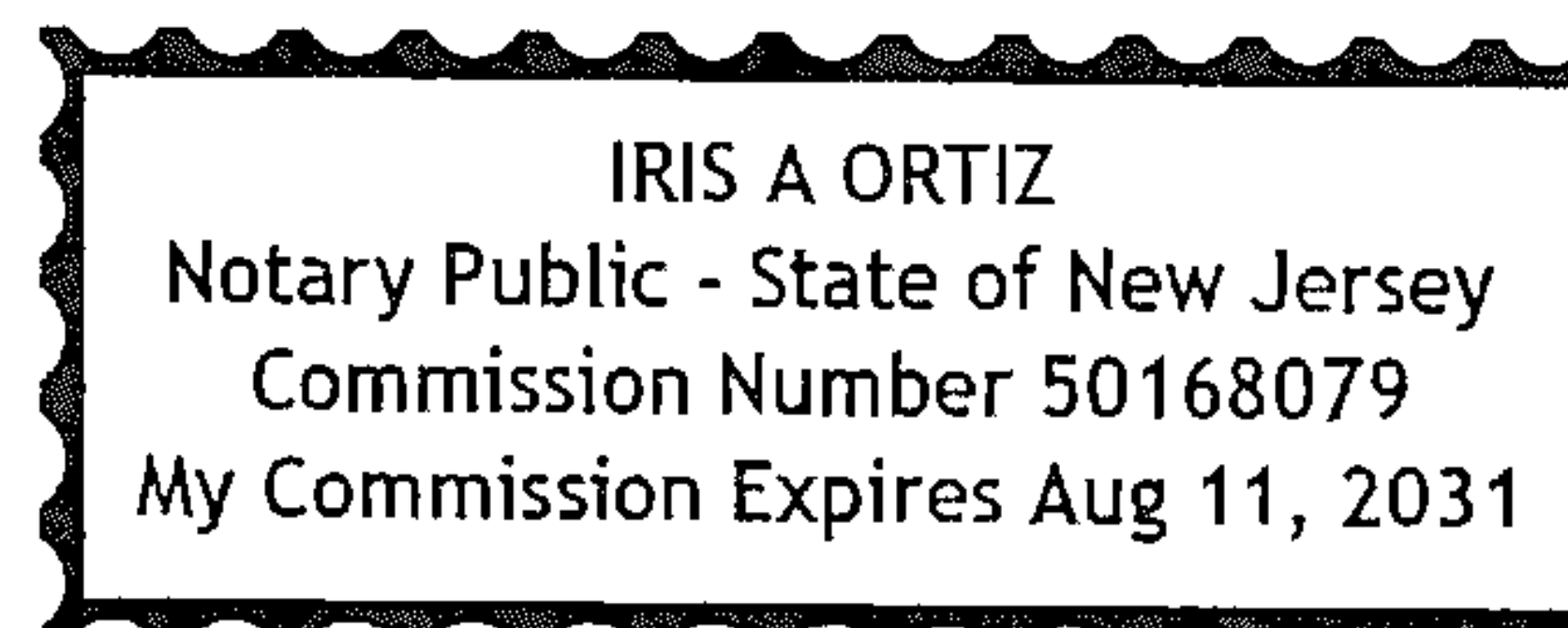
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online notarization on 4th of September, 2026, by **Jeffrey A. Foster and Danielle M. Foster**, who () is/are personally known to me or who (✓) produced a valid Florida Driver Licenses as identification.

Iris A. Ortiz

Notary Public Signature

Printed Name: Iris A. Ortiz

My Commission Expires: 8/11/2031



(NOTARY SEAL)

Completed via Remote Online Notarization using 2 way Audio/Video technology.