

3/27/2026 1:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3472531

Consideration: \$10.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Matthew D. Unzicker, Esq. LL.M.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202

Property Appraiser's Parcel ID No.: 0010131059

Doc Stamp-Deed: \$0.70

(FOR INFORMATIONAL PURPOSES ONLY)

This Deed Was Prepared Without the Benefit of Title Examination.

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 27th day of March 2026, by and between **HENRY C. KOCHAN, JR.** (also known as **HENRY CHARLES KOCHAN, JR.**) AND **MARIAMIG JINX KOCHAN, HUSBAND AND WIFE**, whose address is **3354 Founders Club Drive, Sarasota, Florida, 34240** (hereinafter "GRANTOR"), and **HENRY CHARLES KOCHAN, JR. AND MARIAMIG JINX KOCHAN, Trustees of the SAND DOLLAR TRUST DATED APRIL 9, 2025**, whose address is **3354 Founders Club Drive, Sarasota, Florida, 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTEE in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**UNIT NUMBER 807, THE BEACHES OF LONGBOAT KEY SOUTH, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1647, PAGE 1812, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 21, PAGE 42, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

**TOGETHER WITH PARKING SPACE 242 AND STORAGE UNIT 807.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

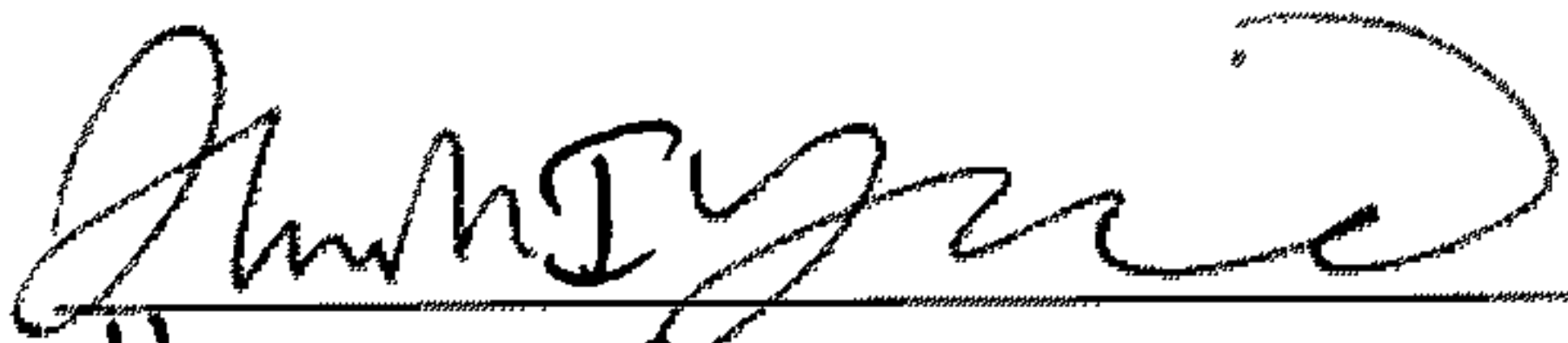
The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.


The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantors hold the sole beneficial ownership.

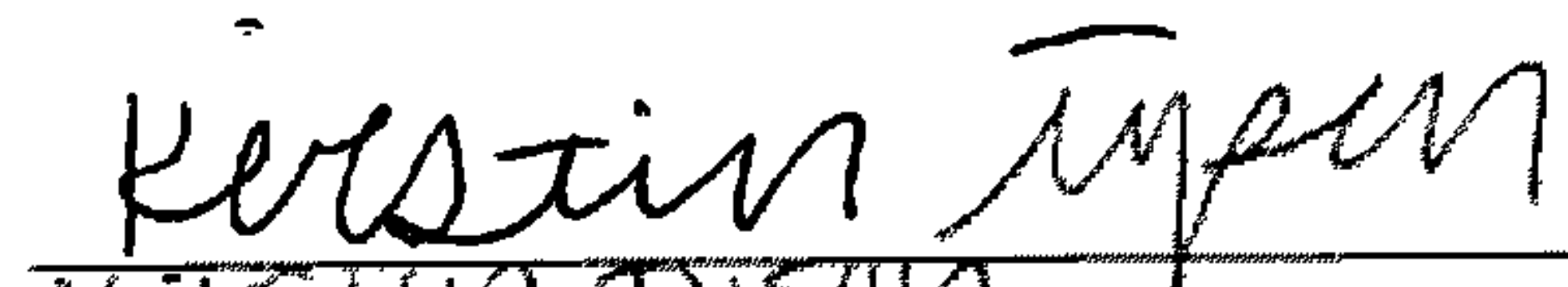
*(acknowledgment signatures on following page)*

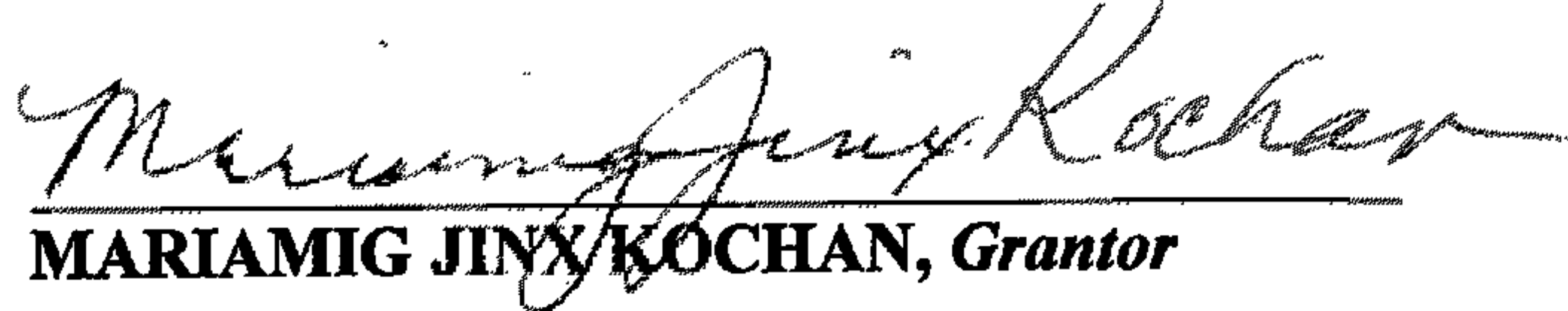
IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 27th day of March 2026.

Signed, Sealed and Delivered in presence of:

  
\_\_\_\_\_  
Hannan Eybain, *Witness*  
c/o Berlin Patten Ebling, PLLC  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202

  
\_\_\_\_\_  
HENRY C. KOCHAN, JR., *Grantor*  
(also known as HENRY CHARLES KOCHAN, JR.)

  
\_\_\_\_\_  
KIRSTIN TYSON, *Witness*  
c/o Berlin Patten Ebling, PLLC  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202

  
\_\_\_\_\_  
MARIAMIG JINX KOCHAN, *Grantor*

STATE OF FLORIDA

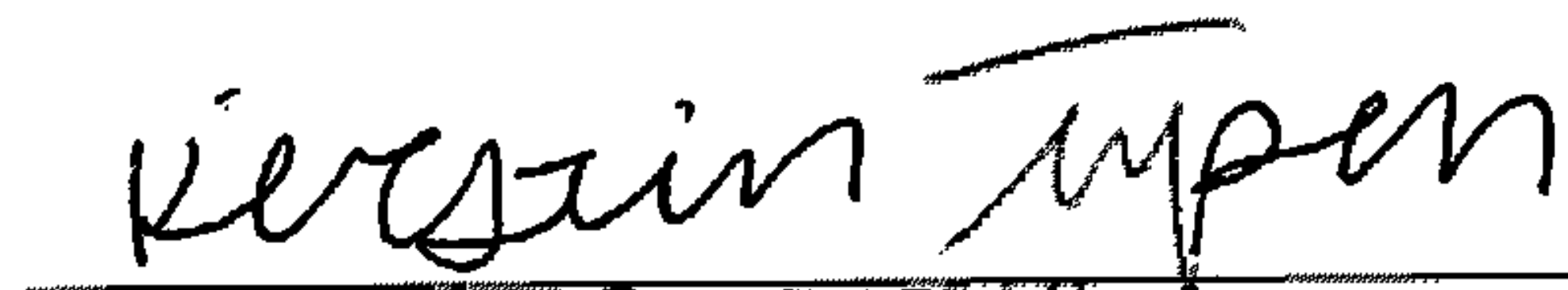
§  
§  
§

COUNTY OF MANATEE

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence HENRY C. KOCHAN, JR. (also known as HENRY CHARLES KOCHAN, JR.), Grantor, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by MARIAMIG JINX KOCHAN, Grantor, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 27th day of March 2026.



  
\_\_\_\_\_  
KIRSTIN TYSON, Notary Public