

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475070

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 317095-417352

Doc Stamp-Deed: \$2,170.00

Consideration: \$310,000.00
Doc Stamps: \$2,170.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 1st day of April, 2026, by Joshua Logan Collier, a married man ("Grantor") to Joseph Russell Cook, whose post office address is 1703 Pelican Cove Road, 455, Sarasota, FL 34231 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

UNIT 455, BUILDING 13, PELICAN COVE CONDOMINIUM (F/K/A PELICAN COVE CONDOMINIUM XIV), A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1281, PAGE 264, AND MERGER OF CONDOMINIUMS RECORDED IN OFFICIAL RECORDS BOOK 1673, PAGE 918, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 12, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0126162113.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

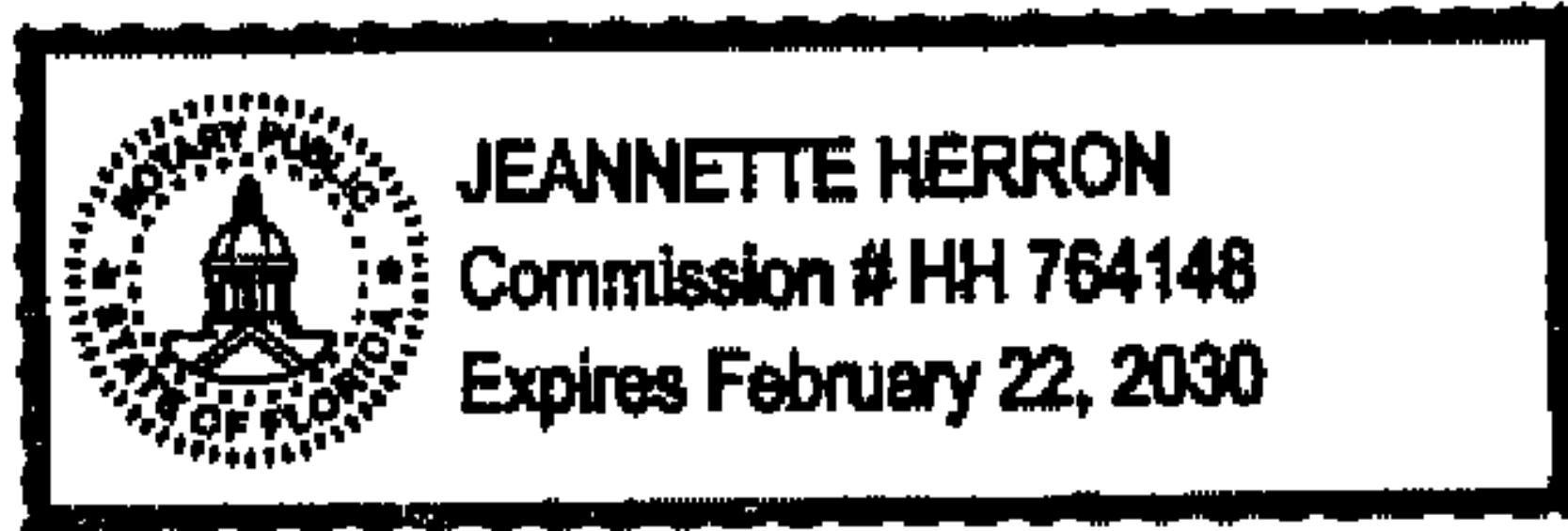
Witness#1 Sign: [Signature]
Witness#1 Print: JEANNETTE HERRON
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

Witness#2 Sign: [Signature]
Witness#2 Print: Darlene Lawley
Witness #2 Address: 240 S. Pineapple Blvd.
Sarasota, FL 34230

[Signature]
Joshua Logan Collier
Address: 1802 Thornbrook Lane
Franklin, TN 37064

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of March, 2026, by Joshua Logan Collier.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ___ (OR) Produced Identification
Type of identification produced FLID