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INSTRUMENT # 2026050292 2 PG(S)

Prepared by:
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1900 Ringling Boulevard
Sarasota, Florida 34236
File Number: 34408.001

4/16/2026 2:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3481327

Purchase Price: \$965,000.00
Rec: \$18.50
Documentary Stamp Tax: \$6,755.00

Doc Stamp-Deed: \$6,755.00

General Warranty Deed

Made this 15th day of April 2026 By David Box, a single person, whose address is: 7009 N. Classen Blvd, Oklahoma City, OK 73116, hereinafter called the grantor, to Deborah H. Wells, as Trustee of the Deborah H. Wells Revocable Trust u/a/d February 16, 2012, whose post office address is: 3080 Smallman Street, Unit 7, Pittsburgh PA 15201, hereinafter called the grantee, and said Trustee is vested with the full power and authority to protect, conserve and to sell or lease or to encumber and otherwise manage and dispose of the real property described herein pursuant to Sec. 689.073 F.S.

(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 508, of 332 COCOANUT CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Instrument No. 2021010227, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 47, Page 1, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: 2026125037

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.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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, 2026.

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:

[Signature]
Signature _____ -witness
Jose Jouris-Chavez
Print name

[Signature]
David Box

2666 Coats place Oklahoma city, Ok 73120
Address

[Signature]
Signature _____ -witness
Monica L. With
Print name

8508 NW 114th St. Oklahoma City, OK 73122
Address

State of: Oklahoma
County of: Oklahoma

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of April, 2026, by David Box who is/are personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
Print Name: Jose Jouris-Chavez
My Commission Expires: 12-16-2028

JOSE JOURIS-CHAVEZ
Notary Public, State of Oklahoma
Commission # 24015165
My Commission Expires 12-16-2028