

4/21/2026 3:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483690

Prepared by and return to:

Bradley D. Bryant, Esq.

Bryant Title, LLC

4851 Tamiami Trail North

Suite 300

Naples, FL 34103

(239) 566-1001

File No Pre-2026-387

Doc Stamp-Deed: \$0.70

Parcel Identification No. 0080-09-1002

Consideration Amount: \$0.00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of April, 2026 between Shelly Shattuck Cox and Michael Allen Cox, wife and husband, whose post office address is 4251 Ashton Road, Sarasota, FL 34233, of the County of Sarasota, State of Florida, Grantors, to Shelly Shattuck Cox and Michael Allen Cox, as Trustees of the Cox Family Living Trust, dated January 8, 2026, with the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073., whose post office address is 4251 Ashton Road, Sarasota, FL 34233, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit No. V-2, WHISPERING SANDS Condominium Village Section One, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 739, Page 178, and subsequent amendments thereto, and as per Plat thereof recorded in Condominium Book 2, Page 45, of the Public records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[Signature page follows.]

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: as to both

[Signature]
Witness #1 Signature

Sheryn L. Deis
Witness #1 Printed Name

Witness #1 Address:
200 Whispering Sands Dr
Sarasota, FL 34242

[Signature]
Michael A. Cox
[Signature]
Shelly S. Cox

[Signature]
Witness #2 Signature

Jacquelyn Runyon
Witness #2 Printed Name

Witness #2 Address:
200 Whispering Sands Dr.
Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2026, by Michael A. Cox and Shelly S. Cox, who are personally known to me or who have produced _____ as identification.

[Signature]
Signature of Notary Public

Jacquelyn Runyon
Print, Type/Stamp Name of Notary

