

5/5/2026 3:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490210

Consideration: \$1,650,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48018-001

Doc Stamp-Deed: \$11,550.00

Property Appraiser's Parcel ID No.: 0008023056

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 4th day of May, 2026, by and between **CARL L. COOPER AND PATRICIA S. COOPER, INDIVIDUALLY AND AS TRUSTEES OF CARL & PATRICIA COOPER FAMILY TRUST U/A/D DECEMBER 2, 2017**, whose address is **513 Outrigger Lane, Longboat Key, FL 34228** (hereinafter "GRANTOR"), and **NICHOLAS PREDDICE AND LISA PREDDICE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **49 Brundige Drive, Goldens Bridge, NY 10526** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR 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 628, BUILDING 6, FAIRWAY BAY, PHASE III, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT 628, FAIRWAY BAY, PHASE III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 346, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 27, PAGE 1, AND AMENDMENTS THERETO OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name ANGIE VALDERRAMA
P.O. Address 3700 S. TAMiami TRl
SARASOTA FL 34239

(2) [Signature]
Printed Name CAROLINA ROCHA-JUNE
P.O. Address 3700 S. TAMiami TRl
SARASOTA, FL 34239

GRANTOR:

**Carl L. Cooper and Patricia S. Cooper,
Individually and as Trustees of the Carl &
Patricia Cooper Family Trust u/a/d December 2,
2017**

By: [Signature]
**Carl L. Cooper, Individually and as Trustee
aforesaid**

By: [Signature]
**Patricia S. Cooper, Individually and as
Trustee aforesaid**

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2026, by Carl L. Cooper and Patricia S. Cooper, Individually and as Trustees of Carl & Patricia Cooper Family Trust u/a/d December 2, 2017, who is/are personally known to me or who has/have produced FLORIDA D.L as identification.

[Signature]
Signature of Notary Public



ANGELA P. VALDERRAMA
Commission # HH 494968
Expires June 9, 2028

Print, Type/Stamp Name of Notary