



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026061540 2 PG(S)

5/7/2026 10:47 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491023

Prepared by and return to:

Elizabeth A Wexler
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$15,225.00

File No 2026-117
Consideration 2,175,000.00
Parcel Identification No 0010100017

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WARRANTY DEED

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

This indenture made the 7th day of May, 2026 between Vincent J. Meaney and Karen E. Meaney, husband and wife, whose post office address is 513 Outrigger Ln., Longboat Key, FL 34228, of the County of Sarasota, Florida, Grantor, to **Carl L. Cooper and Patricia S. Cooper, Trustees of Carl & Patricia Cooper Family Trust u/a/dated December 2, 2017**, whose post office address is 2120 Harbourside Drive, Longboat Key, FL 34228, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TWO MILLION ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$2,175,000.00) and other good and valuable considerations to said Grantor 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:

LOT 7, BLOCK B , COUNTRY CLUB SHORES - UNIT 3 - SECTION 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 9, 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the full power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above-described real

property pursuant to the provisions of Florida Statutes § 689.071 and Florida Statutes § 689.073.

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:

Vincent J. Meaney

Vincent J. Meaney

Karen E. Meaney

Karen E. Meaney

Vickie Hock

WITNESS
PRINT NAME: *Vickie Hock*

1330 Main St, 2nd Floor, Suite 6
WITNESS 1 ADDRESS

Elizabeth A. Wexler

WITNESS
PRINT NAME: *Elizabeth A. Wexler*

1330 Main St, 2nd Floor, Suite 6
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2026, by Vincent J Meaney and Karen E. Meaney, who is/are personally known to me or who has/have produced FLDL as identification.

Elizabeth A. Wexler

Signature of Notary Public

Elizabeth A. Wexler

Print, Type/Stamp Name of Notary

