

Consideration: \$260,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239

5/13/2026 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493685

Property Appraiser's Parcel ID No.: 0157011035

Doc Stamp-Deed: \$1,820.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 13th day of May, 2026, by and between **CHARLES B. COPP AND AUDREY F. COPP, HUSBAND AND WIFE**, whose address is **178 Willow Bend Way, Osprey, FL 34229** (hereinafter "GRANTOR"), and **ADAM L. SCHROEDER AND PATRICIA A. WEAVER, AS TRUSTEES OF THE SCHROEDER FAMILY TRUST DATED NOVEMBER 18, 2015, AND ANY AMENDMENTS THERETO**, whose address is **135 Woodland Place, Osprey, FL 34229** (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 135, PINE RUN CONDOMINIUM, SECTION II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 403, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 13, PAGE 45, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(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:

GRANTOR:

(1) [Signature]
Printed Name Mallory Bauer
P.O. Address 3700 TAMiami
SARASOTA FL 34239

[Signature]
Charles B. Copp

[Signature]
Audrey F. Copp

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

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 11 day of May, 2026, by Charles B. Copp and Audrey F. Copp, () who are personally known to me or (X) who have produced [Signature] as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

