

5/14/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494327



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$14,700.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-03186

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 14 day of MAY, 2026 by Beverly G. Bollman, Individually an Unremarried Widow and as Surviving Trustee of the Charles S. Bollman and Beverly G. Bollman Family Trust dated December 12, 2012 as amended, hereinafter called the Grantor, to Jeffrey B. Cook and Carey W. Cook, Husband And Wife, whose post office address is: 1834 Berlin Station Rd, Delaware, OH 43015, hereinafter called the Grantee:

(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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 23, SOUTH CREEK SUBDIVISION, according to the plat thereof, recorded in Plat Book 25, Page 15, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0158100003

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.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS

Signed, sealed and delivered in our presence:

Witness: (Signature)

Printed Name

Stephanie Flint

Address

304 W. Venice Ave #302

City, State, Zip

Venice, FL 33585

Witness: (Signature)

Printed Name

Joan Schumacher-Martin

Address

200 Harbor Dr S

City, State, Zip

Englewood, FL 34223

State of

FLORIDA

County of

SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2026, by Beverly G. Bollman, Individually and as Surviving Trustee, who: is personally known to me or produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Beverly G Bollman
By: Beverly G. Bollman, Individually and as
Surviving Trustee
18 Palisades Rd NE
Atlanta, GA 30389