

5/15/2026 9:37 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494587

This instrument prepared by:

Heidi J. Gassman, Esq.
Robinson Waters & O'Dorisio, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202

Doc Stamp-Deed: \$0.70

Parcel Identification Number: 2034-08-0054

WARRANTY DEED

THIS WARRANTY DEED is made this 14th day of May, 2026, by and between **Michael Cowan**, a single man, whose post office address is 456 South Franklin Street, Denver, Colorado, 80209, Grantor, and **Pie Oilfield, Ltd.**, a Colorado limited liability company, whose post office address is 456 South Franklin Street, Denver, Colorado, 80209, Grantee:

WITNESSETH, that the Grantor, for and in consideration of the sum of One and no/100 Dollar (\$1.00), to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee, the Grantee's heirs, successors, and assigns forever, the following described land, situate, lying, and being in Sarasota County, Florida, to wit:

Lot 10, Pine Lawn Subdivision, as per plat thereof recorded in Plat Book 14, Page 5, of the Public Records of Sarasota County, Florida.

SUBJECT TO: (1) real estate, ad valorem, and non-ad valorem taxes and assessments for the year 2025, and subsequent years not yet due and payable; (2) covenants, conditions, restrictions, reservations, easements, limitations, and other matters of record affecting the above-described real property; and (3) applicable zoning restrictions, land use, ordinances, agreements, and other requirements imposed by governmental authorities.

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

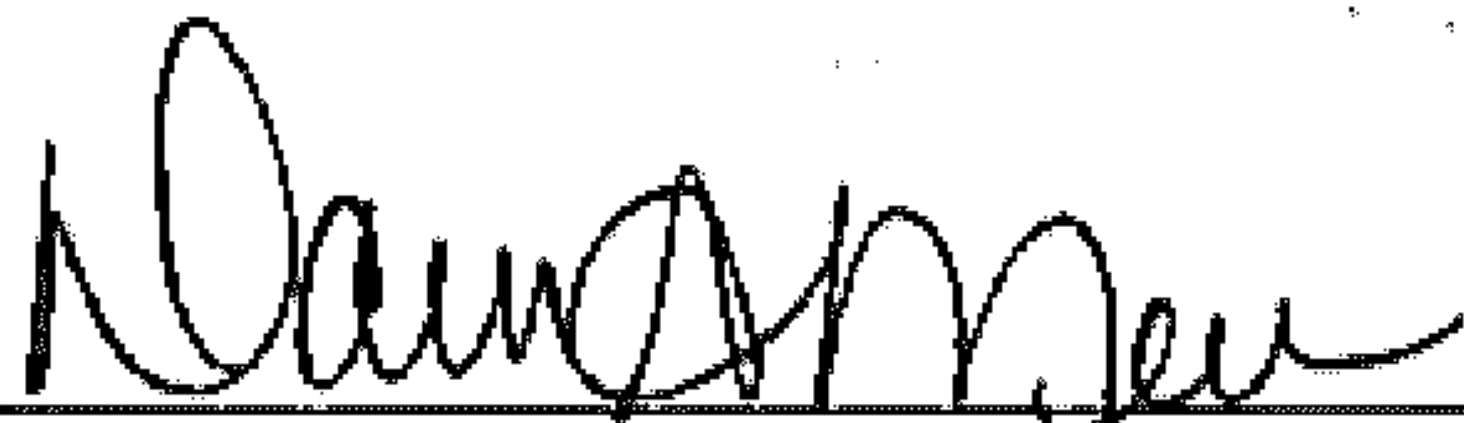
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the above-described 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, subject to the above-noted exceptions, and will defend the same against the lawful claims of all persons whomsoever.

THIS DEED IS BEING RECORDED TO EVIDENCE A TRANSFER OF THE SUBJECT PROPERTY TO A WHOLLY-OWNED ENTITY, AMOUNTING TO A MERE CHANGE IN THE FORM OF OWNERSHIP, WITHOUT CONSIDERATION.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:



Witness 1 Name: Dawn Meek
Address: 1099 18th Street, Suite 2600
Denver, Colorado 80202



Michael Cowan

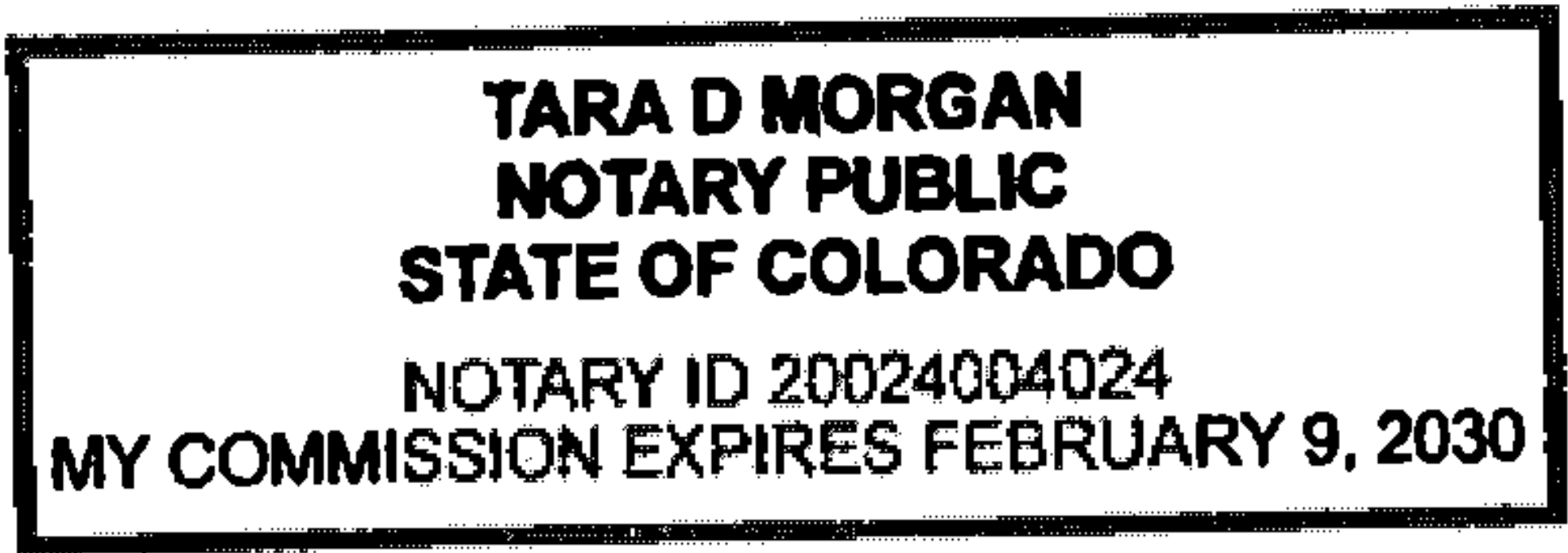


Witness 2 Name: Heidi J. Gassman
Address: 1099 18th Street, Suite 2600
Denver, Colorado 80202

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 14th day of May, 2026, by Michael Cowan, a single man.

My commission expires: 02/09/2030




Notary Public