

Prepared by and return to:
Cristina Doolittle
Alliance Group Title, LLC
14850 Tamiami Trail
North Port, Florida 34287
File Number: 26-230

5/15/2026 2:44 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494990

General Warranty Deed Doc Stamp-Deed: \$1,071.00

This Indenture, made this May 15, 2026 A.D. By **Sharon I. Chapman a/k/a Sharon Chapman, Individually and as Successor-Trustee of The William A. Sherrard and Constance A. Sherrard Living Trust U/A/D 6/17/21, and any amendments thereto**, whose post office address is: 1925 San Silvestro Drive, Venice, Florida 34285, hereinafter called the grantor, to **Robert Edward Tetrault, an unremarried widower**, whose post office address is: 5725 Greenwood Ave #7102, North Port, Florida 34287, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 102, Building 7, Phase 6, COCOPLUM, A CONDOMINIUM, according to the Declaration of Condominium as recorded in Official Records Book 2883, Page 1749, and all amendments thereto, and as recorded in Condominium Book 31, Pages 28, 28A through 28E, inclusive, and all amendments thereto, of the Public Records of Sarasota County, Florida; together with its undivided share in the common elements.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0999203046**

Subject to reservations, restrictions, and easements of record.

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

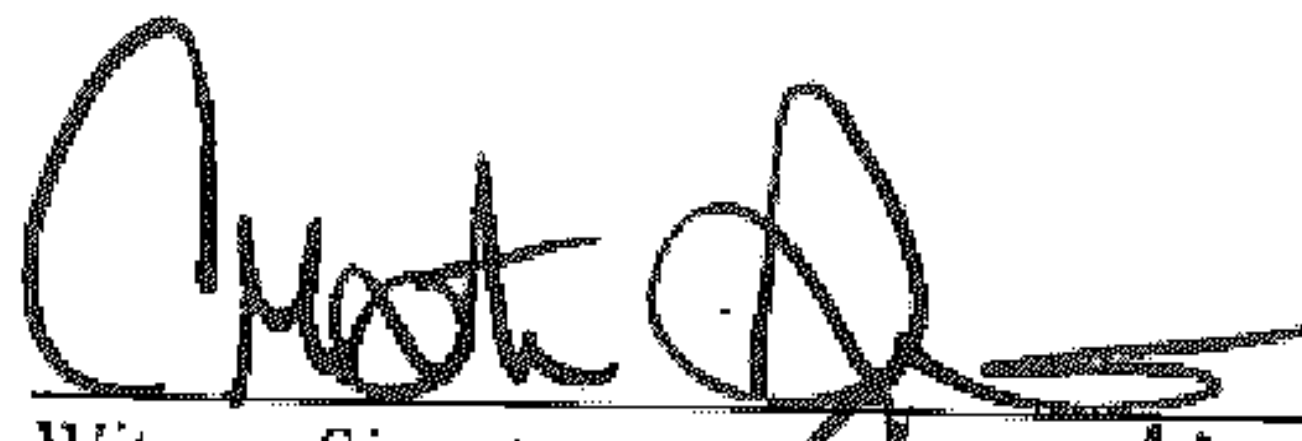
To Have and to Hold, the same in fee simple forever.

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 except taxes accruing subsequent to December 31, 2025.

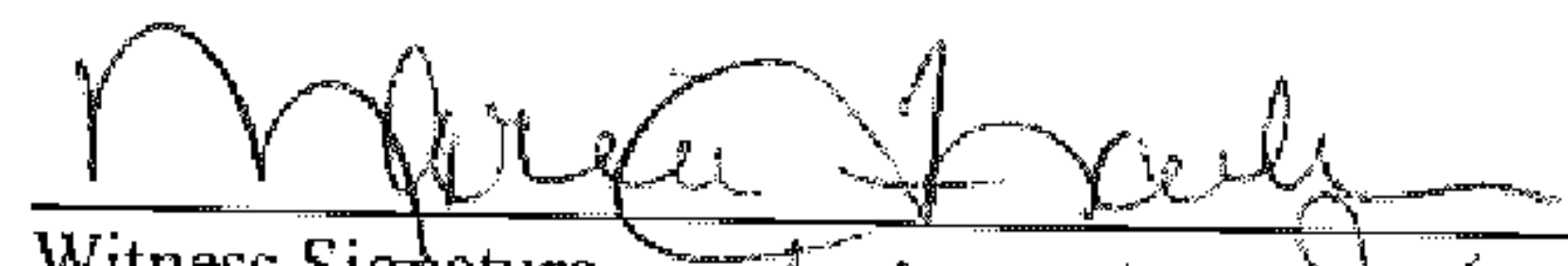
SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

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

Signed, sealed and delivered in our presence:

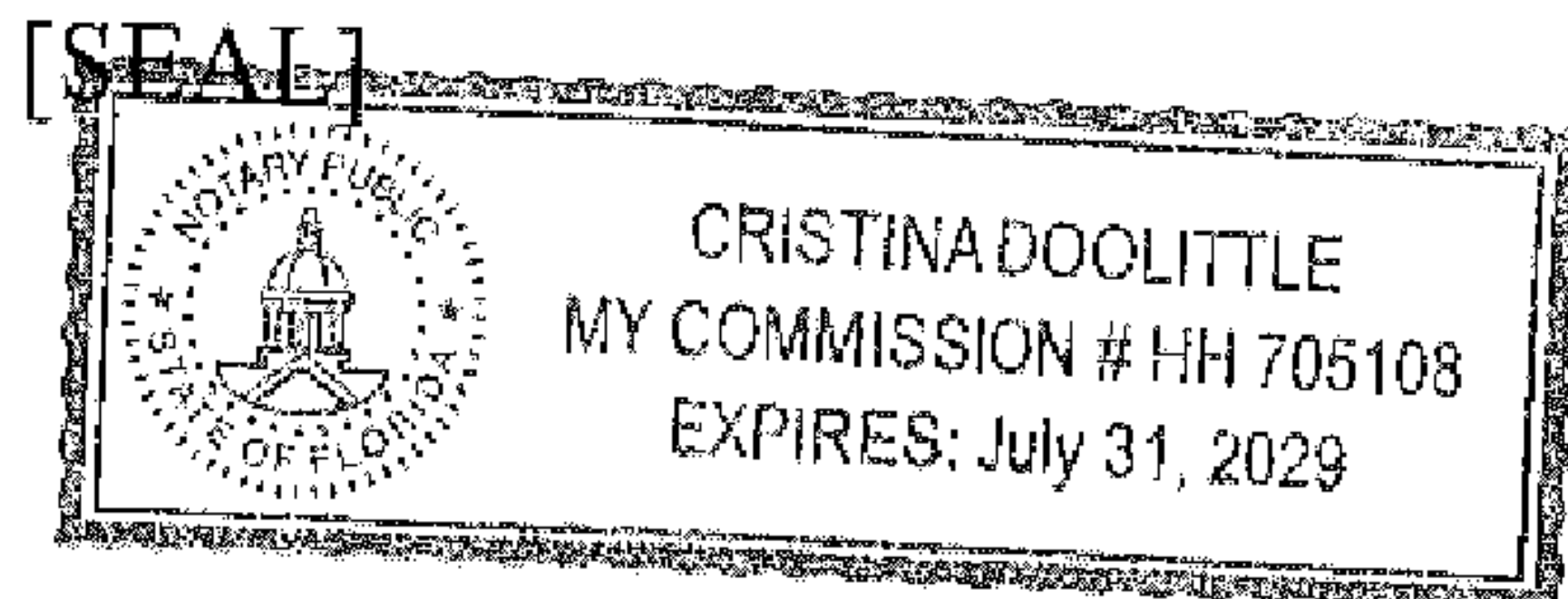

Witness Signature
Print Witness Name: Cristina Doolittle
Print Witness Address: 14850 TAMiami TRL
City and zip code: NORTH PORT, FL 34887

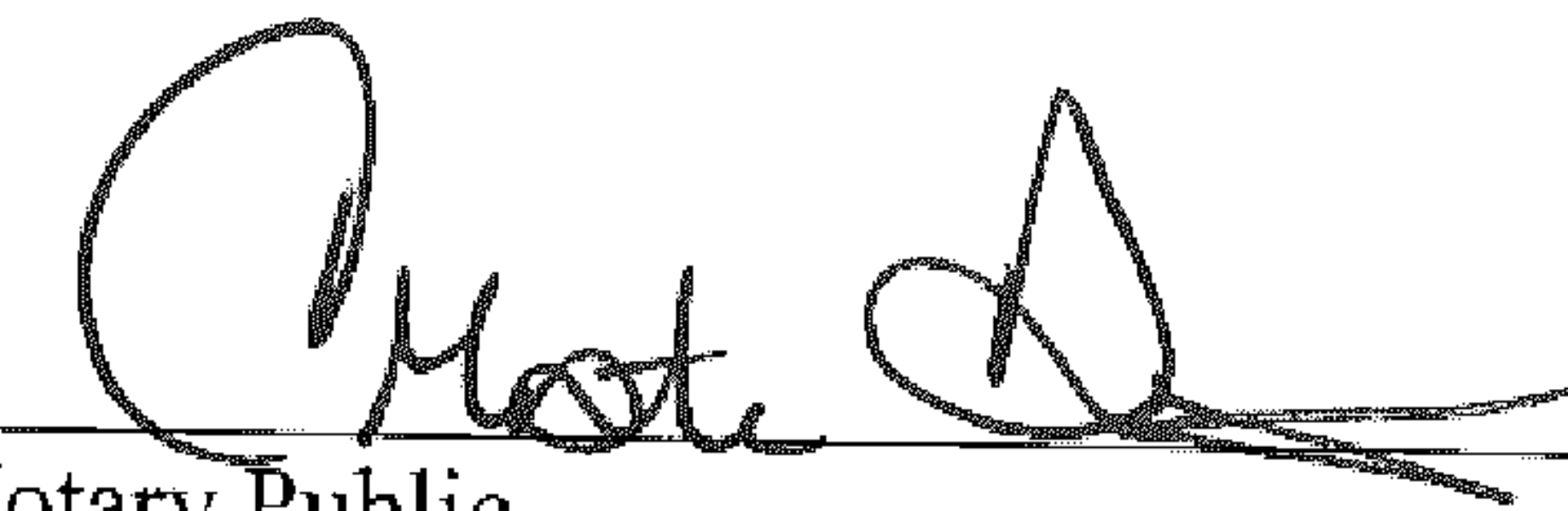

Sharon I. Chapman a/k/a Sharon Chapman,
Individually and as Successor-Trustee of The William A.
Sherrard and Constance A. Sherrard Living Trust
U/A/D 6/17/21, and any amendments thereto


Witness Signature
Print Witness Name: Marion Franklin
Print Witness Address: 14850 TAMiami TRL
City and zip code: NORTH PORT, FL 34887

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of May, 2026, by Sharon I. Chapman a/k/a Sharon Chapman, Individually and as Successor-Trustee of The William A. Sherrard and Constance A. Sherrard Living Trust U/A/D 6/17/21, and any amendments thereto, who is/are personally known to me or who has produced FL DL as identification.




Notary Public
Print Name: _____
My Commission Expires: _____