

5/19/2026 12:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496059

Doc Stamp-Deed: \$4,291.00

Prepared by and return to:

Devan P. Spinelli, Esq.  
CLOSED Southwest Florida LLC  
151 Center Road  
Unit B  
Venice, FL 34285  
(941) 348-6257  
File No 5440-26SW-FL

Parcel Identification No 0359060004

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## WARRANTY DEED

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

**This indenture made the 19th day of May, 2026 between Dorothy E. Cooney, Individually and as Trustee of the Cooney Florida Realty Trust, whose post office address is 4 Wilson Street, Medfield, MA 02052, of the County of Norfolk, Commonwealth of Massachusetts, Grantor, to David A. Stein, Trustee of the David A. Stein Revocable Trust DTD 12-13-19, whose post office address is 203 Rubens Drive, Nokomis, FL 34275, of the County of Sarasota, State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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, Florida, to-wit:

Lot 22, Block F, Calusa Lakes, Unit 1, a subdivison, according to the Plat thereof, recorded in Plat Book 35, Page(s) 7, 7A through 7I, 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.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Haley Johnson  
WITNESS #1 SIGNATURE

Haley Johnson  
WITNESS #1 PRINTED NAME

**151 Center Rd, Venice FL 34285**

WITNESS #1 ADDRESS

Amy Worth  
WITNESS #2 SIGNATURE

Amy Worth  
WITNESS #2 PRINTED NAME

**151 Center Rd, Venice FL 34285**

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 14<sup>th</sup> day of MAY, 2026, by Dorothy E. Cooney, Individually and as Trustee of the Cooney Florida Realty Trust,  who is/are personally known to me or  who has/have produced DRIV. LIC. as identification.

Amy Worth  
Signature of Notary Public

Amy Worth  
Print, Type/Stamp Name of Notary



**AMY WORTH**  
Notary Public  
State of Florida  
Comm# 1567702  
Expires 10/26/2028