

5/21/2026 12:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497158

Consideration: \$4,490,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Jamie Adam Ebling, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48743-001

Doc Stamp-Deed: \$31,430.00

Property Appraiser's Parcel ID No.: 0082090029

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 19th day of May, 2026, by and between **TERENCE J. NUTTER AND ANGELA M. NUTTER, INDIVIDUALLY AND AS CO-TRUSTEES OF THE TERENCE J. NUTTER AND ANGELA M. NUTTER REVOCABLE TBE TRUST U/A/D JANUARY 19, 2005, AS HUSBAND AND WIFE**, whose address is **3534 S. Osprey Avenue, Sarasota, FL 34239** (hereinafter "GRANTOR"), and **J. GORDON COONEY, JR. AND GRETCHEN M. COONEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **10 Harrison Drive, Newtown Square, PA 19073** (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:

LOT 136, SIESTA ISLES, UNIT NO. 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 8, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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.

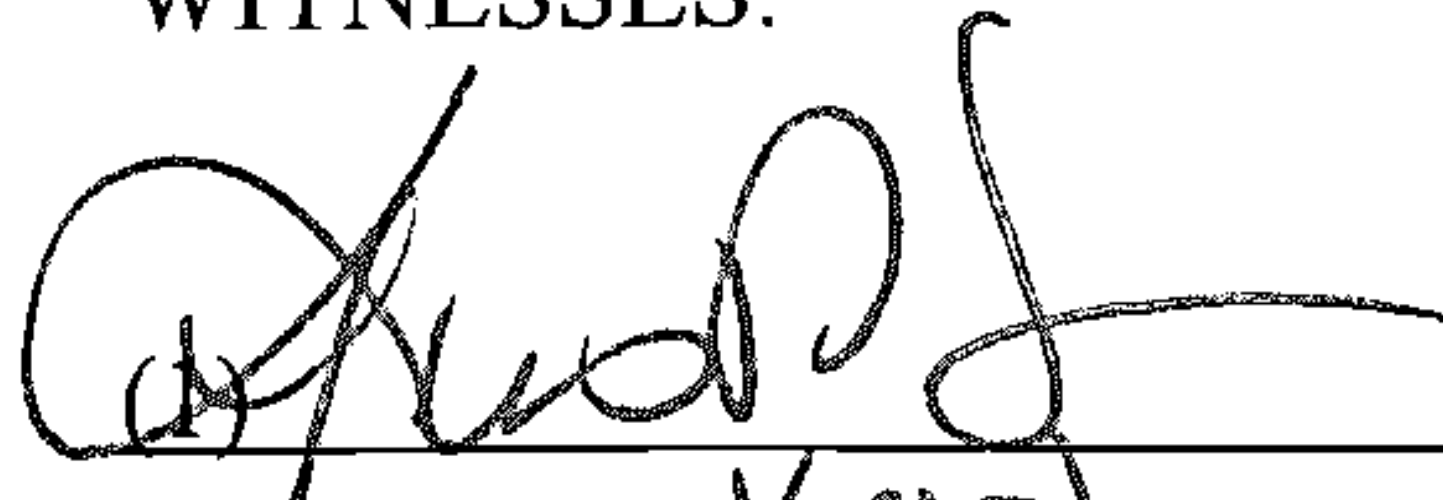
The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(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:

  
Printed Name Kristiana P. Shultis

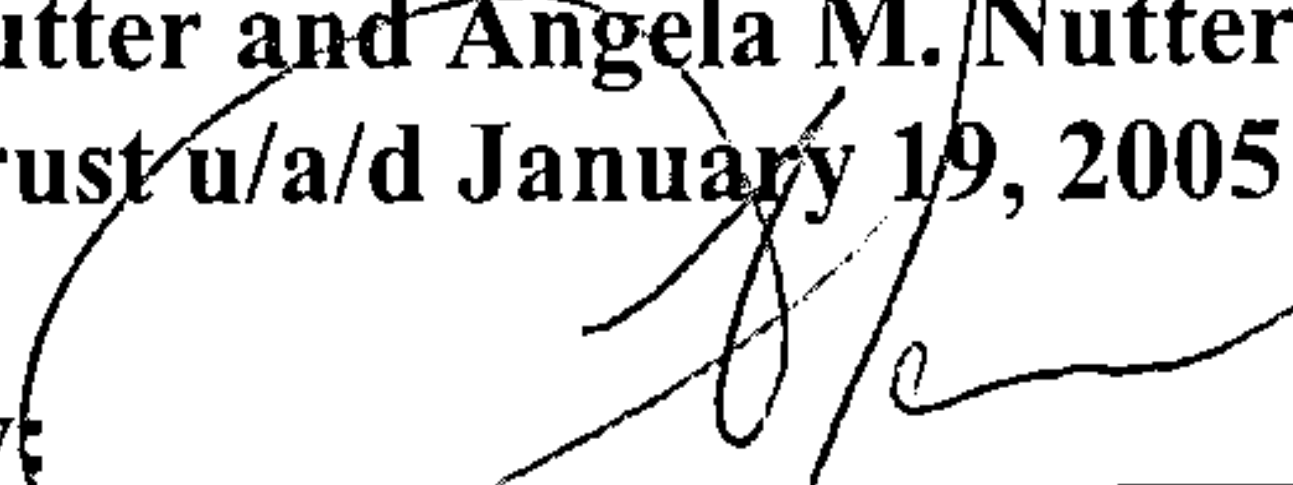
P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

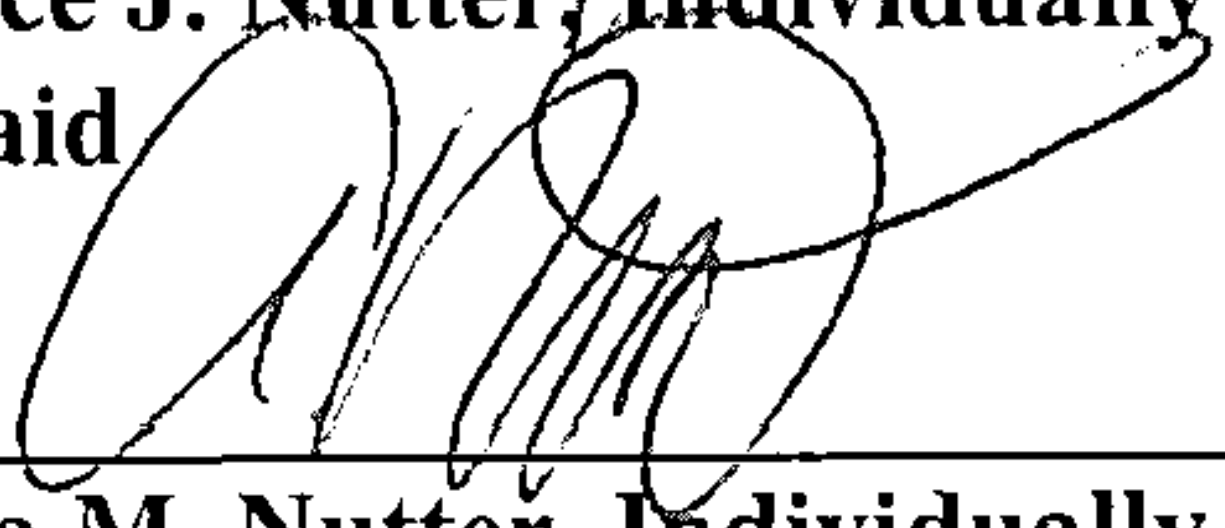
(2)   
Printed Name CAROLINA ROCHA-ALTO

P.O. Address 3700 South Tamiami Trail  
Sarasota, Florida 34239

GRANTOR:

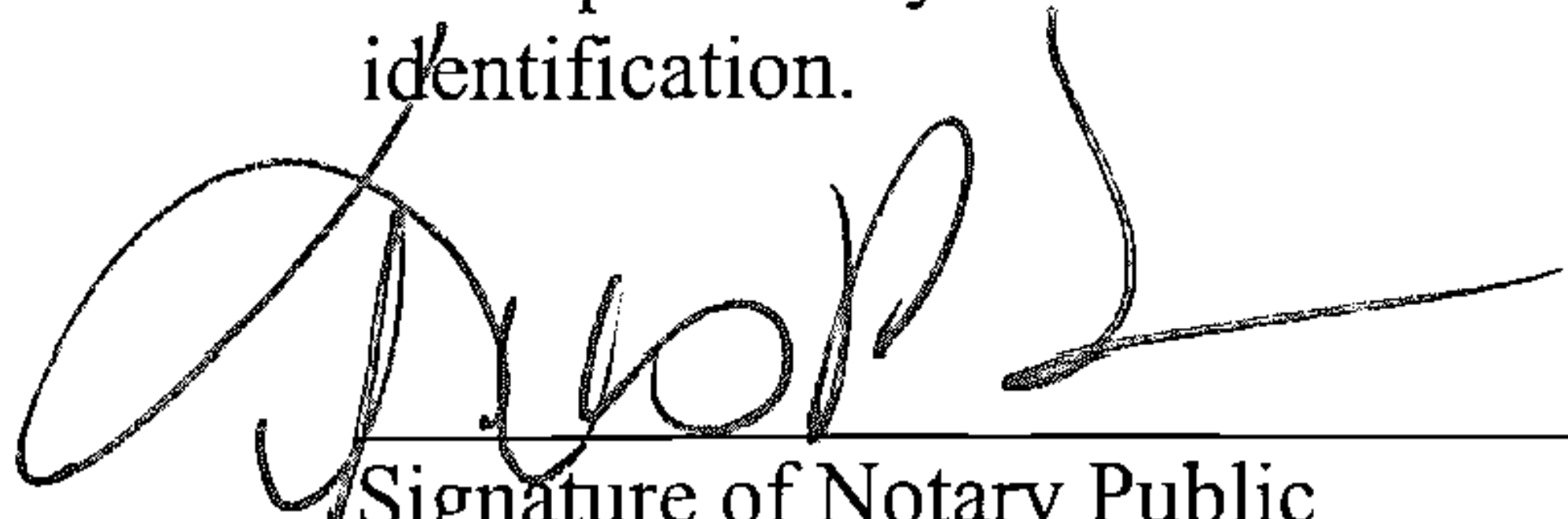
**Terence J. Nutter and Angela M. Nutter,  
Individually and as Co-Trustees of the Terence J.  
Nutter and Angela M. Nutter Revocable TBE  
Trust u/a/d January 19, 2005**

By:   
**Terence J. Nutter, Individually and as co-trustee  
aforesaid**

By:   
**Angela M. Nutter, Individually and as co-trustee  
aforesaid**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 15<sup>th</sup> day of May, 2026, by Terence J. Nutter and Angela M. Nutter, Individually and as Co-Trustees of the Terence J. Nutter and Angela M. Nutter Revocable TBE Trust u/a/d January 19, 2005, () who is/are personally known to me or () who has/have produced DL as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

