

5/22/2026 12:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497733

Prepared by and return to:  
Chad L. Gates Esq.  
Band Gates & Dramis PL  
2070 Ringling Boulevard  
Sarasota, FL 34237  
(941) 366-8010  
File Number: 26-060

Doc Stamp-Deed: \$5,600.00

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## Warranty Deed

Made on May 22, 2026, by **Shirley Jones Harris, an unmarried woman**, whose address is **5900 Arlington Avenue, APT 19C, Bronx, NY 10471** (hereinafter called the "Grantor"), to **Jeffrey Cooper and Susan Cooper, husband and wife**, whose post office address is **1111 North Gulfstream Avenue, 16D, Sarasota, FL 34236** (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 **\$800,000.00** 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 16D, of ONE WATERGATE, a Condominium, according to the Declaration of Condominium thereof, and all exhibits attached thereto, as recorded in Official Records Book 1047, Pages 2068 through 2131, inclusive, as amended, and according to the plat thereof, recorded in Condominium Book 8, Pages 12, 12A through 12H, inclusive, and Condominium Book 8, Page 23, all of the Public Records of Sarasota County, Florida; together with an undivided interest in the common elements appurtenant thereto.**

**ALSO:**

**The use of the parking space assigned to said unit being No. 157 as shown on the covered parking plan and layout of ONE WATERGATE, a Condominium, recorded in Official Records Book 1047, Page 2112 and Condominium Book 8, Page 12H, of the Public Records of Sarasota County, Florida.**

Parcel ID Number: **2010013093**

**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

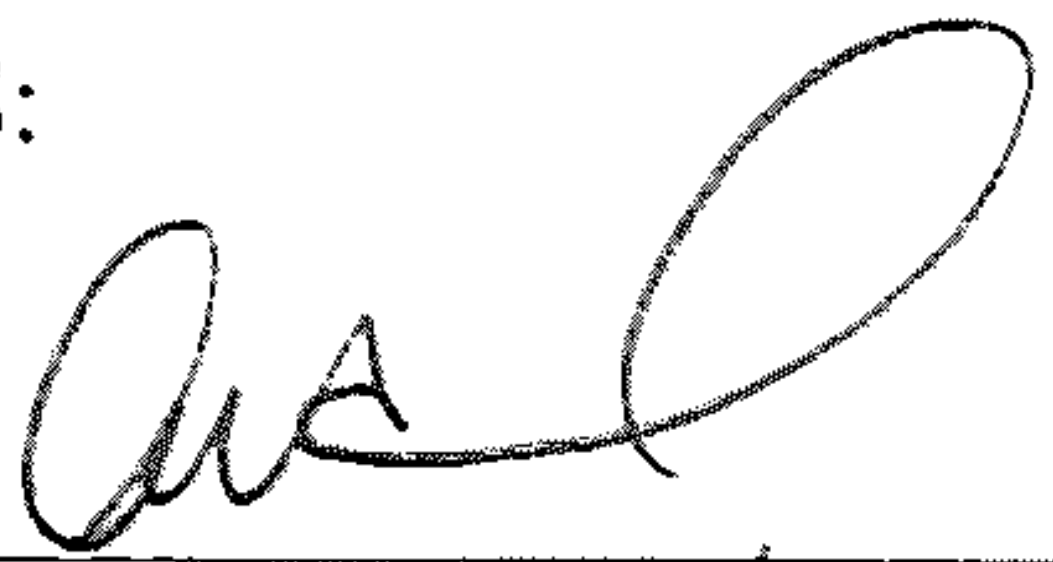
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

**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:*

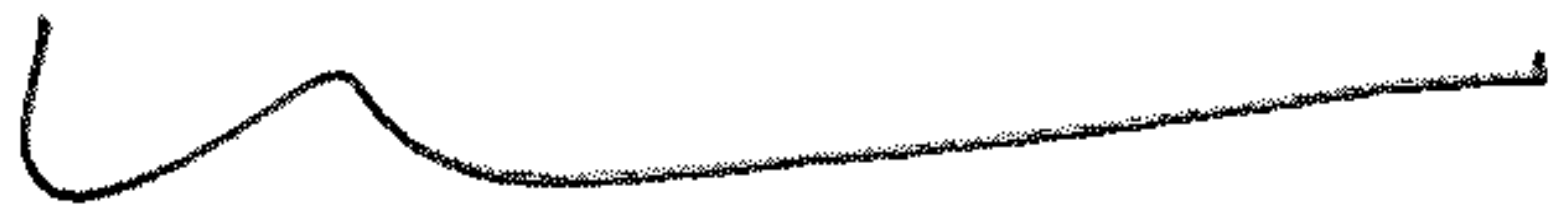
WITNESSES:

GRANTOR:

  
\_\_\_\_\_  
Print Name: Agene Horn

  
\_\_\_\_\_  
Shirley Jones Harris


Address: 620 W. 153rd St NY NY 10031

  
\_\_\_\_\_  
Print Name: William Gonzalez

Address: 305 West 143 Street NYC NY 10030

STATE OF New York  
COUNTY OF bronx

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 20 day of May, 2026, by Shirley Jones Harris, () who is/are personally known to me or () who has/have produced NY DL as identification.

  
\_\_\_\_\_  
Signature of Notary Public

Agene Horn  
\_\_\_\_\_  
Print, Type/Stamp Name of Notary

