

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026070212 2 PG(S)**

Consideration: \$150,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49098-001

**5/26/2026 12:40 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3498405**

Doc Stamp-Deed: \$1,050.00

Property Appraiser's Parcel ID No.: 0132-01-3130

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of May, 2026, by and between **STEVEN D. PICKUP AND DEBRA K. PICKUP, HUSBAND AND WIFE**, whose address is **52 County Rd Unit 24, Mattapoisett, MA 02739** (hereinafter "GRANTOR"), and **SIMON CHRISTOPHER COX, A SINGLE MAN**, whose address is **4140 Central Sarasota Parkway, 1226, Sarasota, FL 34238** (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:

UNIT 1226, BUILDING B, BELLA VILLINO II, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2005111732, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 37, PAGE 48, 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.

(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:

GRANTOR:

(1) [Signature]
Printed Name Angelina Trotta
P.O. Address 3700 S. Tamiami Tr.
Sarasota FL 34239

Steven D Pickup
Steven D. Pickup

Debra K Pickup
Debra K. Pickup

(2) [Signature]
Printed Name Jacqueline Edwards
P.O. Address 3700 S. Tamiami Tr.
Sarasota FL 34239

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of May, 2026, by Steven D. Pickup and Debra K. Pickup, who is/are personally known to me or who has/have produced MA DL as identification.

[Signature]
Signature of Notary Public
Jacqueline Edwards
Print, Type/Stamp Name of Notary

