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INSTRUMENT # 2026073534 2 PG(S)

6/1/2026 12:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501140

Doc Stamp-Deed: \$2,625.00

Prepared by and when
recorded, return to:
Cynthia A. Riddell, Esq.
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-052.S

WARRANTY DEED

This Indenture, made on this 28th day of May 2026 by Alan D. Cooke, a married man, joined by his wife, Kimberly Cooke whose address is 130 Daybreak Dr, Hanson, Kentucky 42413, hereinafter called the grantors, to Donna Saladino, a married woman and David M. Sand, an unmarried man, as joint tenants with full rights of survivorship whose address is 1080 Leeward Ed, Venice, Florida 34293, hereinafter called the grantees:

(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 grantors, for and in consideration of the sum of **Three Hundred Seventy Five Thousand dollars & no cents, (\$375,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lots 7138, 7139 and 7140, SOUTH VENICE, UNIT NO. 26, according to the plat thereof, recorded in Plat Book 6, Page 73, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0452060022

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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

And the grantors hereby covenant with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 current year taxes.

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

Witnesses:

Witness #1 Signature [Signature] [Signature]
Alan D. Cooke

Witness #1 Printed Name Leigh Brown

Witness #1 Address 613 Chaskey Lane
Madisonville, Ky 42431

Witness #2 Signature [Signature] [Signature]
Kimberly Cooke

Witness #2 Printed Name Polly Brown

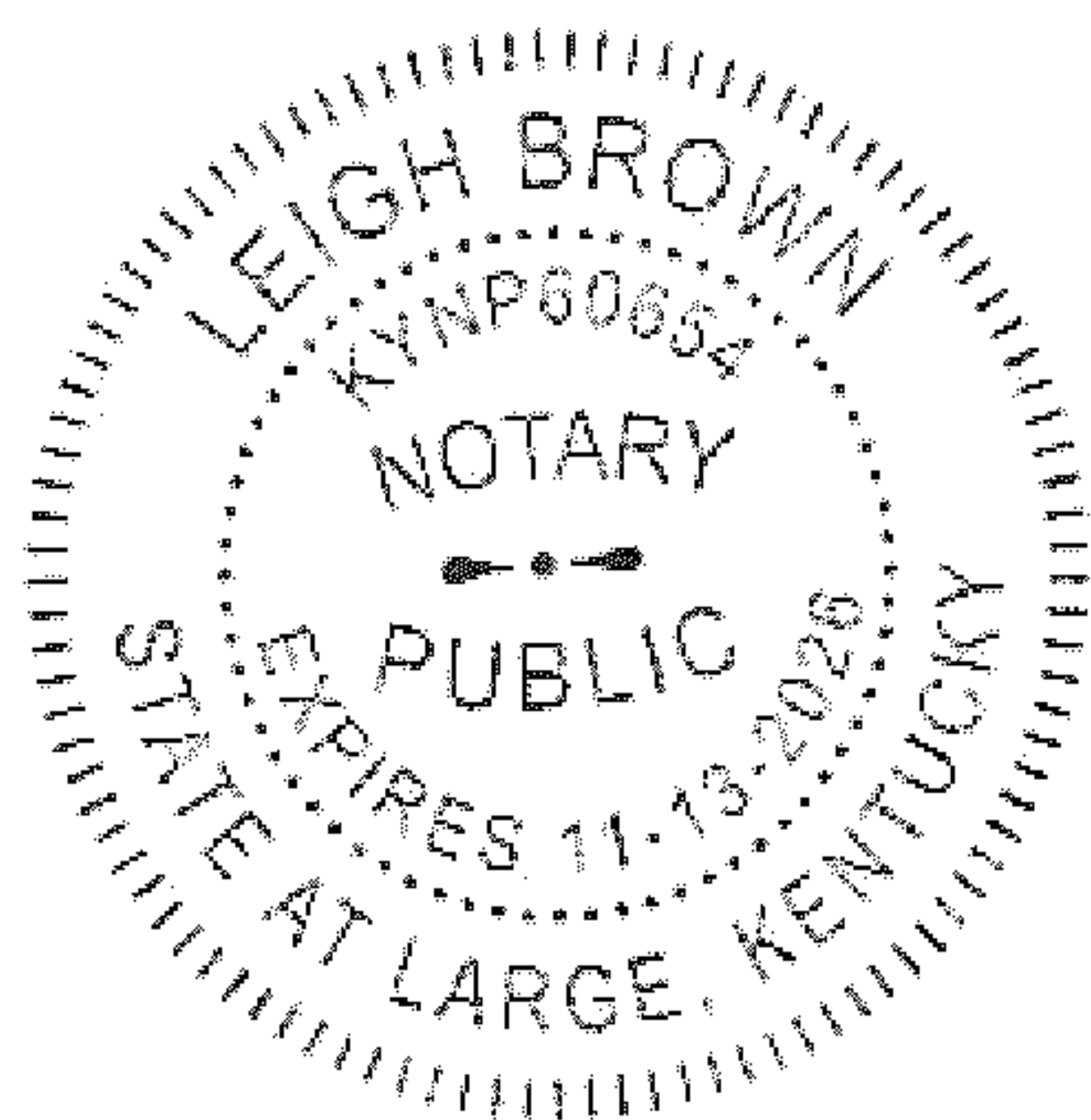
Witness #2 Address 615 Slaughter Lake Rd
Hanson, Ky 42413

STATE OF Kentucky

COUNTY OF Hopkins

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on May 27th, 2026, by Alan D. Cooke and Kimberly Cooke, who are personally known to me or who have produced driver's license as identification.

SEAL:



[Signature]
Notary Public - Signature
Print Name: Leigh Brown
My Commission Expires: 11-13-26