

Prepared by and Return to:
Jo Ann M. Koontz, Esq.
Koontz & Associates, PL
1613 Fruitville Road
Sarasota, FL 34236

File Number: 7367-8106
Purchase Price: \$445,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074358 2 PG(S)

6/2/2026 12:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3501797

Doc Stamp-Deed: \$3,115.00

GENERAL WARRANTY DEED

Made this June 1, 2026 A.D. By **2107 Chippawa North, LLC** a dissolved Florida limited liability company, whose post office address is: 205 N. Orange Ave., Unit 301, Sarasota, Florida 34236, hereinafter called the Grantor, to **Anthony Logan**, a single man whose post office address is: 2107 Chippawa Pl, Sarasota, FL 34234, 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, and in the course of winding up the affairs of Grantor, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 6 and the North 1/2 of Lot 7, Block 5, SYLVAN SHORES, according to the plat thereof recorded in Plat Book 1, Pages 141, Public Records of Sarasota County, Florida.

SUBJECT TO covenants, restrictions, easements, conditions and limitations of record, and taxes for 2026 and all subsequent years.

Parcel ID Number: **2006090032**

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.

And the Grantor hereby covenants with said Grantee that the conveyance of said land is being done in the process of winding up the affairs of the Grantor.

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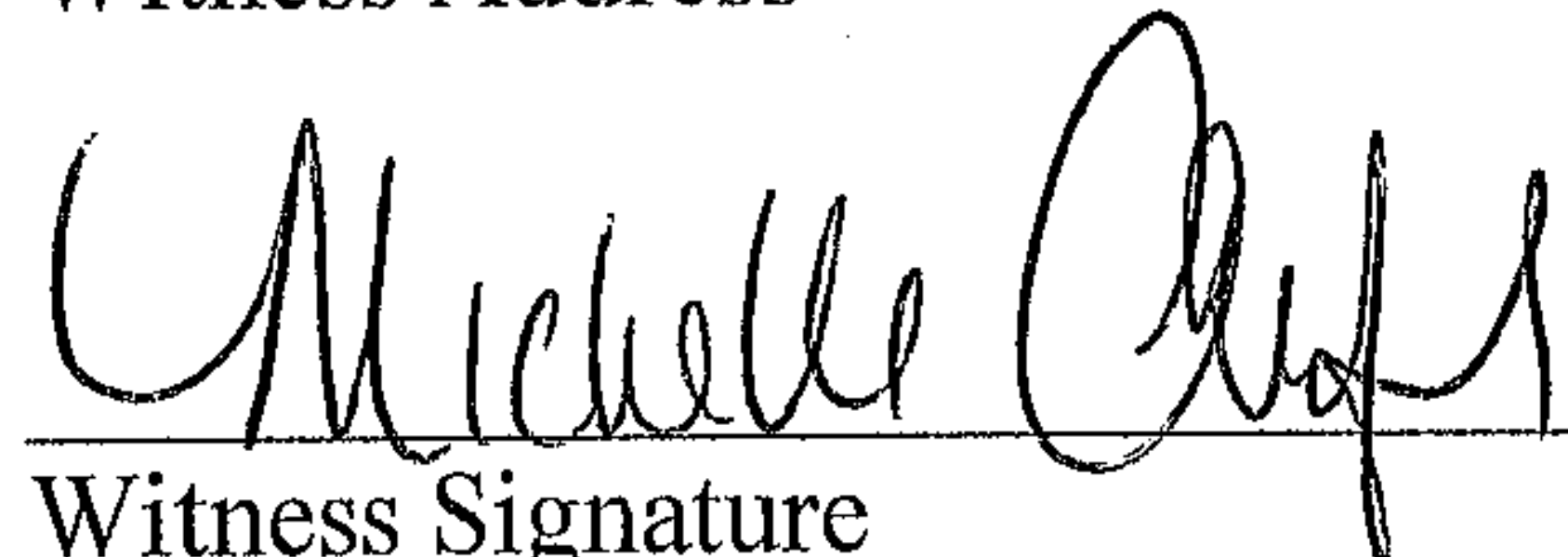
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature

Jo Ann M. Koontz
Witness Printed Name

1613 Fruitville Rd
Sarasota, FL 34236
Witness Address


Witness Signature
Michelle O'Keefe

Witness Printed Name
1613 Fruitville Rd
Sarasota, FL 34236
Witness Address

State of Florida
County of Sarasota

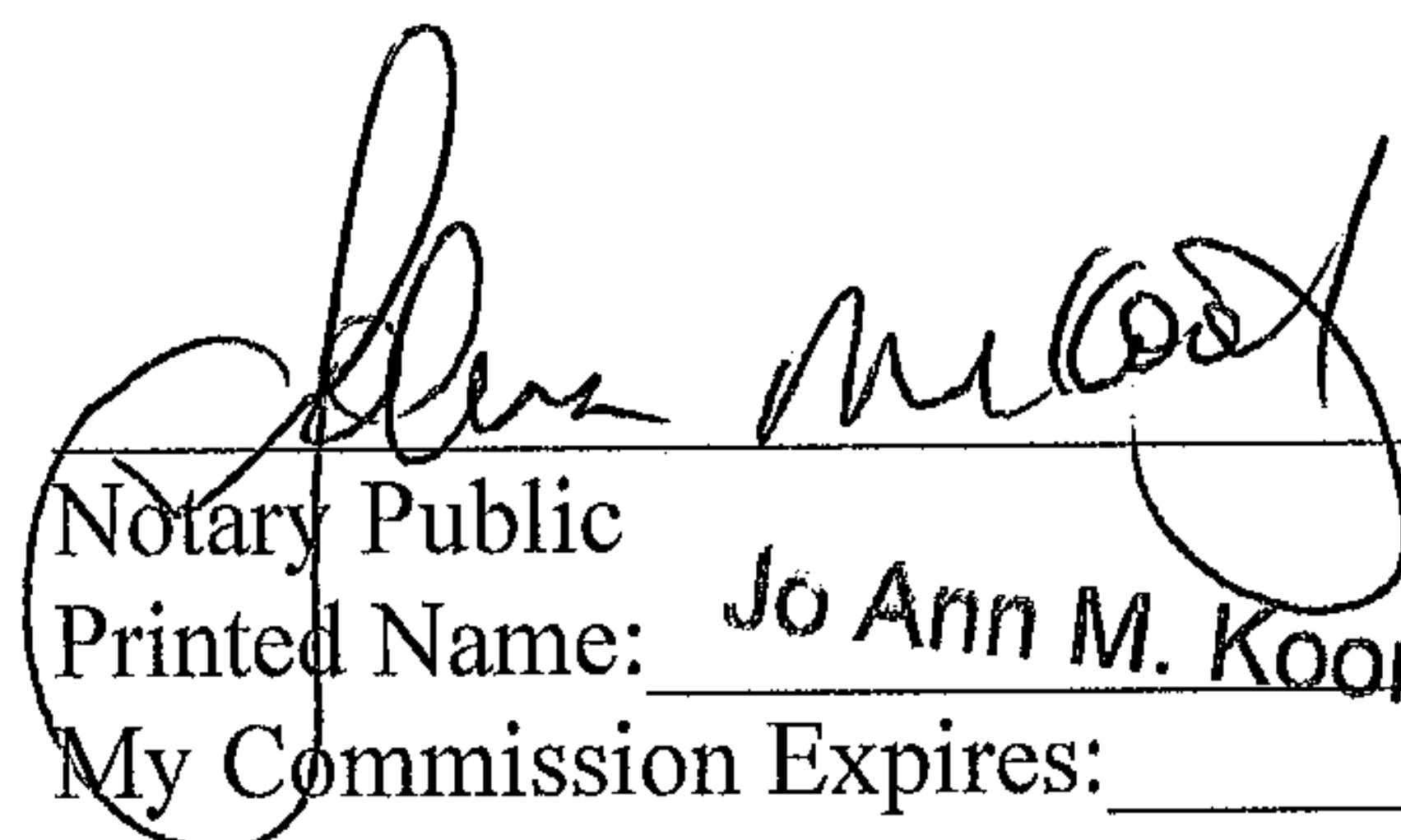
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of June, 2026, by Eric J. Collin, as Manager of 2107 Chippawa North, LLC a dissolved Florida limited liability company, who is personally known to me or who has/have produced EM as identification.

2107 Chippawa North, LLC a dissolved Florida limited liability company

By: 
Eric J. Collin, as Manager



JO ANN M KOONTZ
Notary Public
State of Florida
Comm# HH463836
Expires 12/19/2027


Notary Public
Printed Name: Jo Ann M. Koontz
My Commission Expires: _____