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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502194

Prepared by and return to:

Mollie Robinson

Boss Law, PLLC

10733 57th Avenue North

Seminole, FL 33772

(727) 471-0039

File No.: 26-1229

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of May, 2026 between Christopher Anthony Cook, a single man, and Tara E. Welk, a single woman, whose post office address is 113 50th Avenue Drive West, Bradenton, FL 34207, Grantors, to Solo Estates LLC, a Florida Limited Liability Company, whose post office address is 19723 Tortuga Cay Drive, Venice, FL 34293, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 14, AMENDED PLAT OF CASAS BONITAS SUBDIVISION according to the plat thereof as recorded in Plat Book 27, Pages 28 and 28A, of the Public Records of Sarasota County, Florida.

Commonly Known As: **504 Casas Bonitas Drive, Nokomis, FL 34275**

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof. Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Christopher Anthony Cook
Christopher Anthony Cook

Tara E. Welk
Tara E. Welk

Mariene Dunier
WITNESS

PRINT NAME: Mariene Dunier

Alexis Thomas
WITNESS

PRINT NAME: Alexis Thomas

50 Central Ave 8th floor
Sarasota FL 34236
WITNESS 1 ADDRESS

50 Central Ave 8th floor
Sarasota FL 34236
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 29th day of April, 2026, by Christopher Anthony Cook and Tara E. Welk, (☐) who is/are personally known to me or (☒) who has/have produced DL as identification.

Alexis Thomas
Signature of Notary Public

Print. Type Stamp Name of Notary

