

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085065 2 PG(S)**

6/22/2026 4:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3510881



Doc Stamp-Deed: \$3,745.00

**Prepared by and Return to:
Jennifer Moore , an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285**

File No.: 267204-91

WARRANTY DEED

This indenture made on **June 22, 2026** by **Matthew B. Cochran and Emily Cochran, husband and wife**, whose address is: 1030 Dames Ferry Road , Forsyth, GA 31029 hereinafter called the "grantor", to **Kelly Beth Kyle and Michael Sue Scott, a married couple, as tenants by the entirety**, whose address is: 5641 Sunnyside Lane, Sarasota, FL 34231, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

Lot 9, Block 85, SOUTH GATE UNIT NO. 21, according to the Plat thereof, recorded in Plat Book 10, Page 20, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0058120011**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

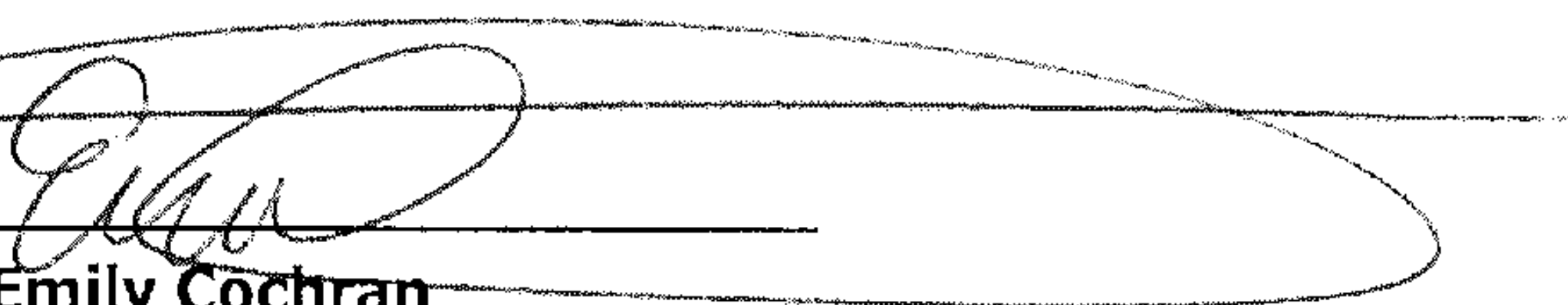
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

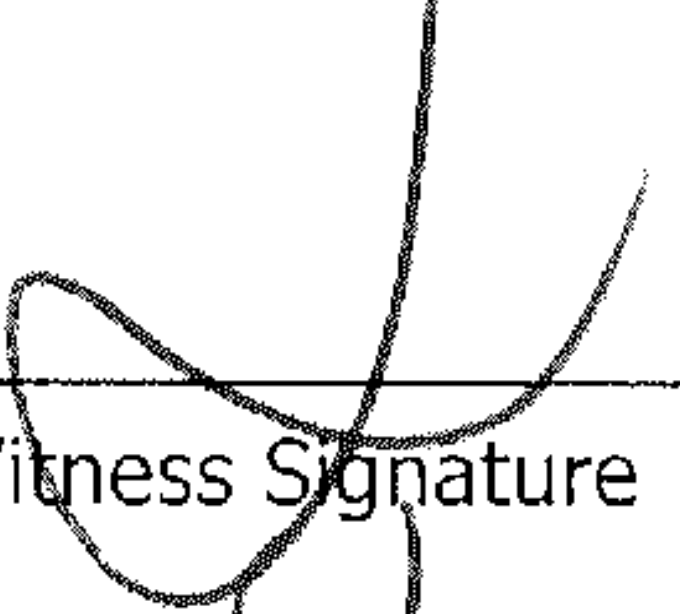
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

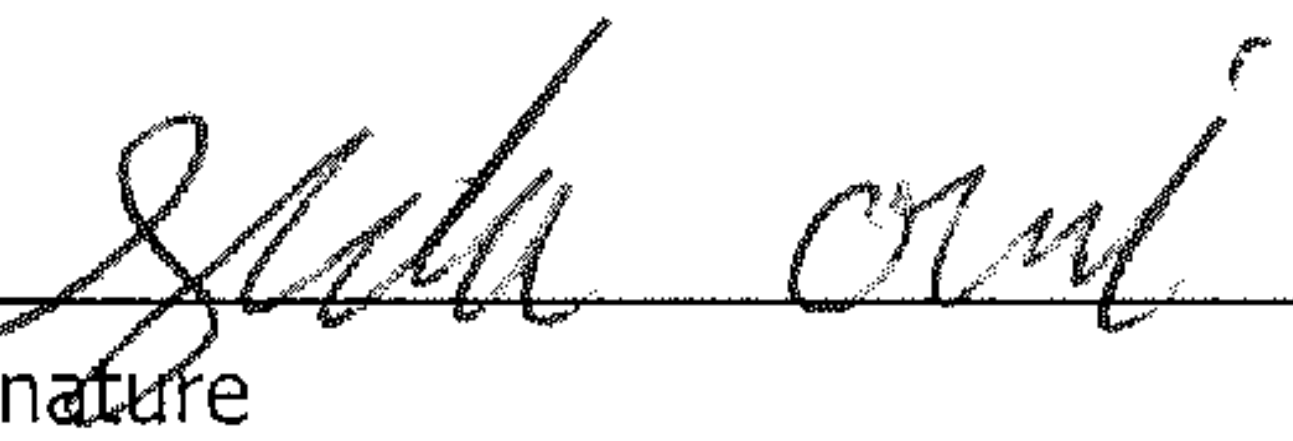
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Matthew B. Cochran


Emily Cochran

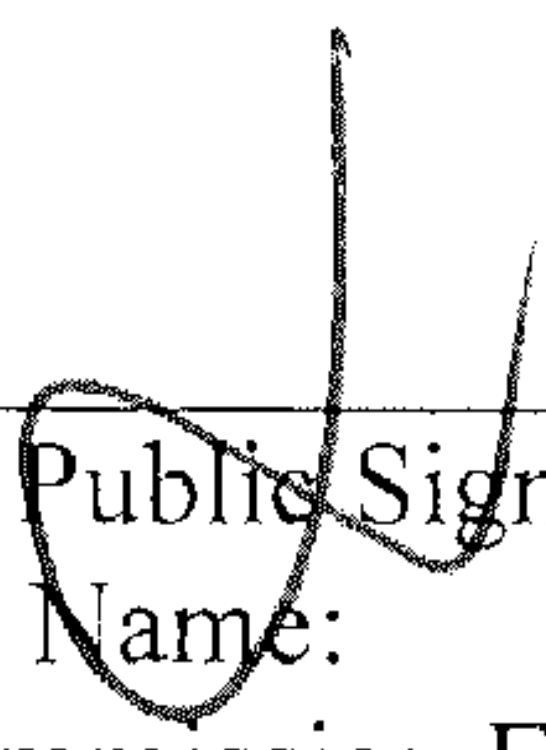
Signed, sealed and delivered in our presence:

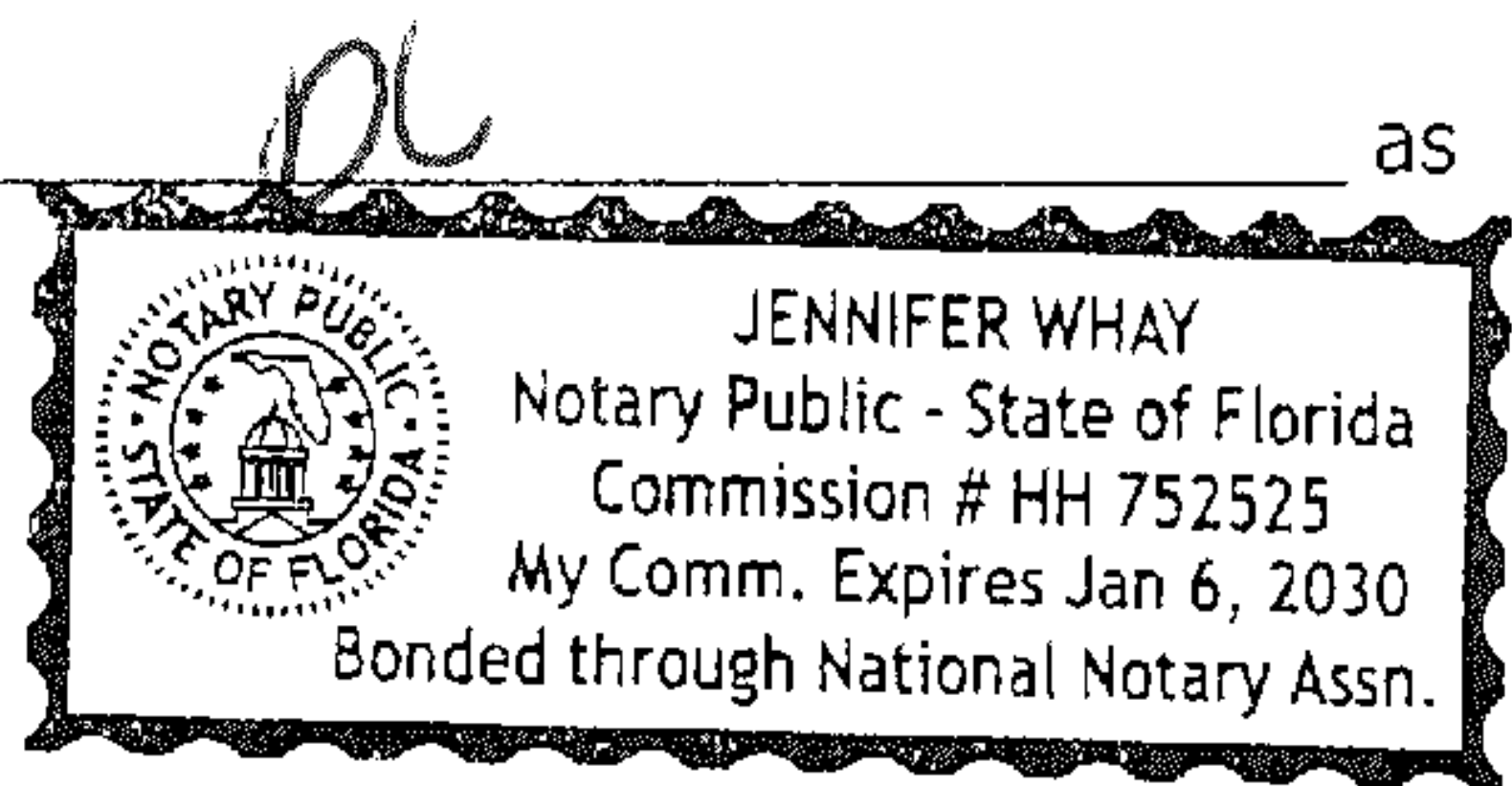

1st Witness Signature
Print Name: Jennifer Whay
Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239


2nd Witness Signature
Print Name: Fida Ouri
Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

State of FL
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 6/18/24, by **Matthew B. Cochran and Emily Cochran**, who (☐) is/are personally known to me or who (☒) produced a valid _____ as identification.


Notary Public Signature
Printed Name:
My Commission Expires:



(NOTARY SEAL)