

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085470 2 PG(S)**

6/23/2026 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3511216



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

Doc Stamp-Deed: \$875.00

File No.: 266661-90

WARRANTY DEED

This indenture made on **June 23, 2026** by **Carl L. Cooper and Patricia S. Cooper, Trustees of the Carl & Patricia Cooper Family Trust u/a/dated December 2, 2017**, whose address is: 513 Outrigger Ln, Longboat Key, FL 34228 hereinafter called the "grantor", to **John K. Howey, Trustee of the John K Howey Revocable Living Trust 11/2/1999 as Amended and Restated**, whose address is: 23933 Vreeland Rd., Flat Rock 48134-9409, 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:

Condominium Unit 2326, BOATHOUSE ON LONGBOAT, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1997, Page 2360, as thereafter amended, and as per plat thereof recorded in Condominium Book 26, Page 48, as thereafter amended, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0012042194

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

Carl & Patricia Cooper Family Trust u/a/dated December 2,2017



By Carl L. Cooper, Trustee



By Patricia S. Cooper, Trustee

Signed, sealed and delivered in our presence:

1st Witness Signature

Print Name:

Jennifer Whay

Address: 2300 Bee Ridge Rd. STE 305

Sarasota, FL 34239

State of

FL

County of

Sarasota

2nd Witness Signature

Print Name:

Nicole Mares

Address: 2300 Bee Ridge Rd. STE 305

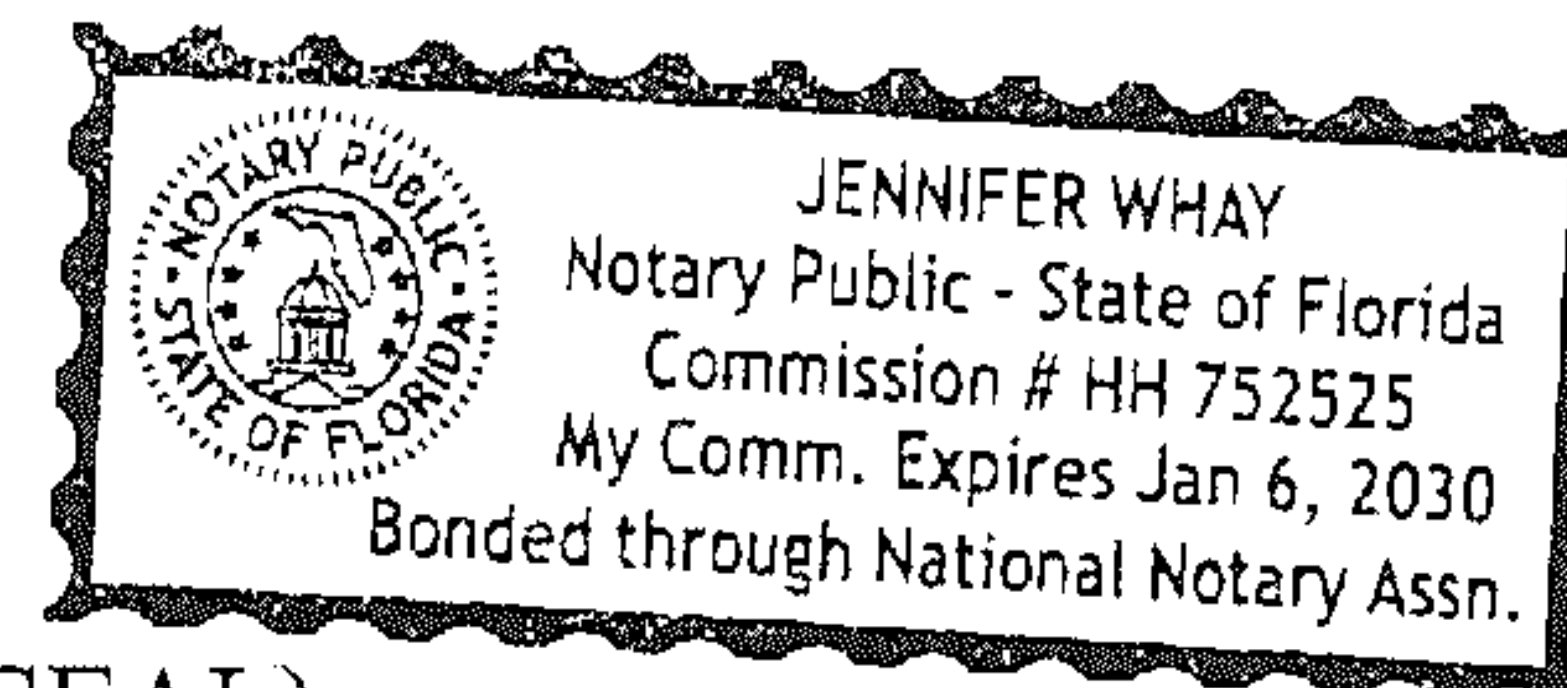
Sarasota, FL 34239

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on 6/18/20, by Carl L. Cooper and Patricia S. Cooper, Trustees of the Carl & Patricia Cooper Family Trust u/a/dated December 2,2017, who () is/are personally known to me or who ☒ produced a valid DL as identification.

Notary Public Signature

Printed Name:

My Commission Expires:



(NOTARY SEAL)