

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086861 2 PG(S)

6/25/2026 12:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512374

CONSIDERATION: \$1,650,000.00

DOC TAX: \$11,550.00

RECORD: \$18.50 *4/1/23*

PARCEL ID NO.: 0077100038

Prepared by and return to:

Doc Stamp-Deed: \$11,550.00



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 24th day of June 2026, by and between **COREY ALEXANDRE COWPER, a single person, individually, and as Trustee of the COREY ALEXANDRE COWPER REVOCABLE TRUST dated August 14, 2008**, hereinafter referred to as Grantor, whose post office address is 1773 Southwood St., Sarasota, FL 34231, and **JOHN CLEMENTE and ELIZABETH FLEMING CLEMENTE, husband and wife**, hereinafter referred to as Grantee, whose post office address is 4689 Pine Harrier Drive, Sarasota, FL 34231.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Lot 9, THE LANDINGS, UNIT ONE, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 12, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Witness Name: Thomas Healy

Witness Address: 1929 Oak View Dr
Sarasota FL 34232

Witness Name: Thomas B. Luzier
50 Central Avenue

Witness Address: Eighth Floor
Sarasota, FL 34236

The COREY ALEXANDRE COWPER
REVOCABLE TRUST dated August 14,
2008

By: Corey A. Cowper
COREY ALEXANDRE COWPER,
individually and as Trustee

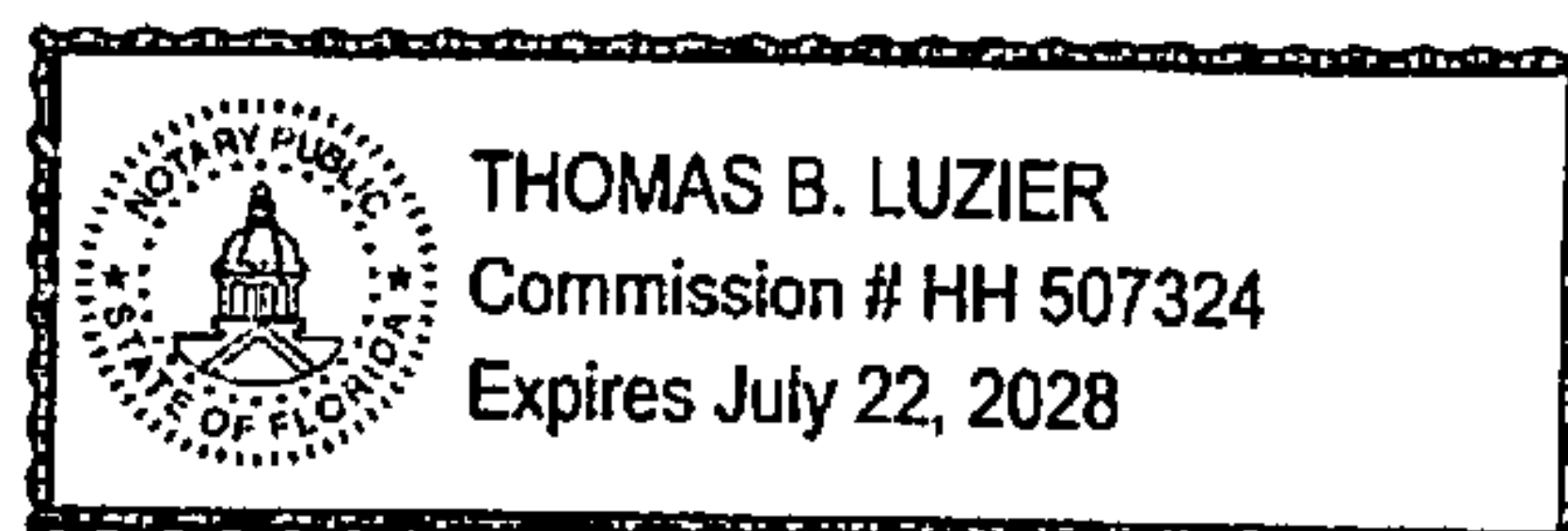
STATE OF
COUNTY OF

Florida
Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of June 2026 by COREY ALEXANDRE COWPER, individually and as Trustee aforesaid, who is personally known to me or who have produced DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of _____ and my commission expires on _____.