

7/9/2026 3:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517797

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$1,596.00

File No.: PC-2026-6239

Parcel ID Number: 0406-02-1078

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WARRANTY DEED

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

This indenture made the 9th day of July, 2026 between **Deborah J. Dabney-Allen and Charles L. Allen, Individually and as Trustees of The Dabney-Allen Family Trust**, under Agreement dated April 22, 2019, whose post office address is **9015 132nd Avenue Northeast, Norman, OK 74857**, of the County of Cleveland, State of Oklahoma, Grantor, to **Ross L. Cooper and Evan S. Cooper, husband and wife, as tenants by the entirety**, whose post office address is **705 Washington Road, Woodbury, CT 06798**, of the County of Litchfield, State of Connecticut, Grantees:

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

Unit 207, Building No. 29, Bird Bay II, a condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 1337, Page(s) 414, as amended, and according to the plat thereof recorded in Condominium Plat Book 13, Page 23, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: JOSEPH D. VANDEVENT

WITNESS 1 ADDRESS:
2364 OLD HWY 62
BLANCHARD, OK 73010

Margaret Luttrell
WITNESS 2 SIGNATURE
PRINT NAME: Margaret Luttrell

WITNESS 2 ADDRESS:
3700 Stansbury Rd
Norman, OK 73072

The Dabney-Allen Family Trust, under Agreement dated April 22, 2019

By: [Signature]
Deborah J. Dabney-Allen, Individually and as Trustee

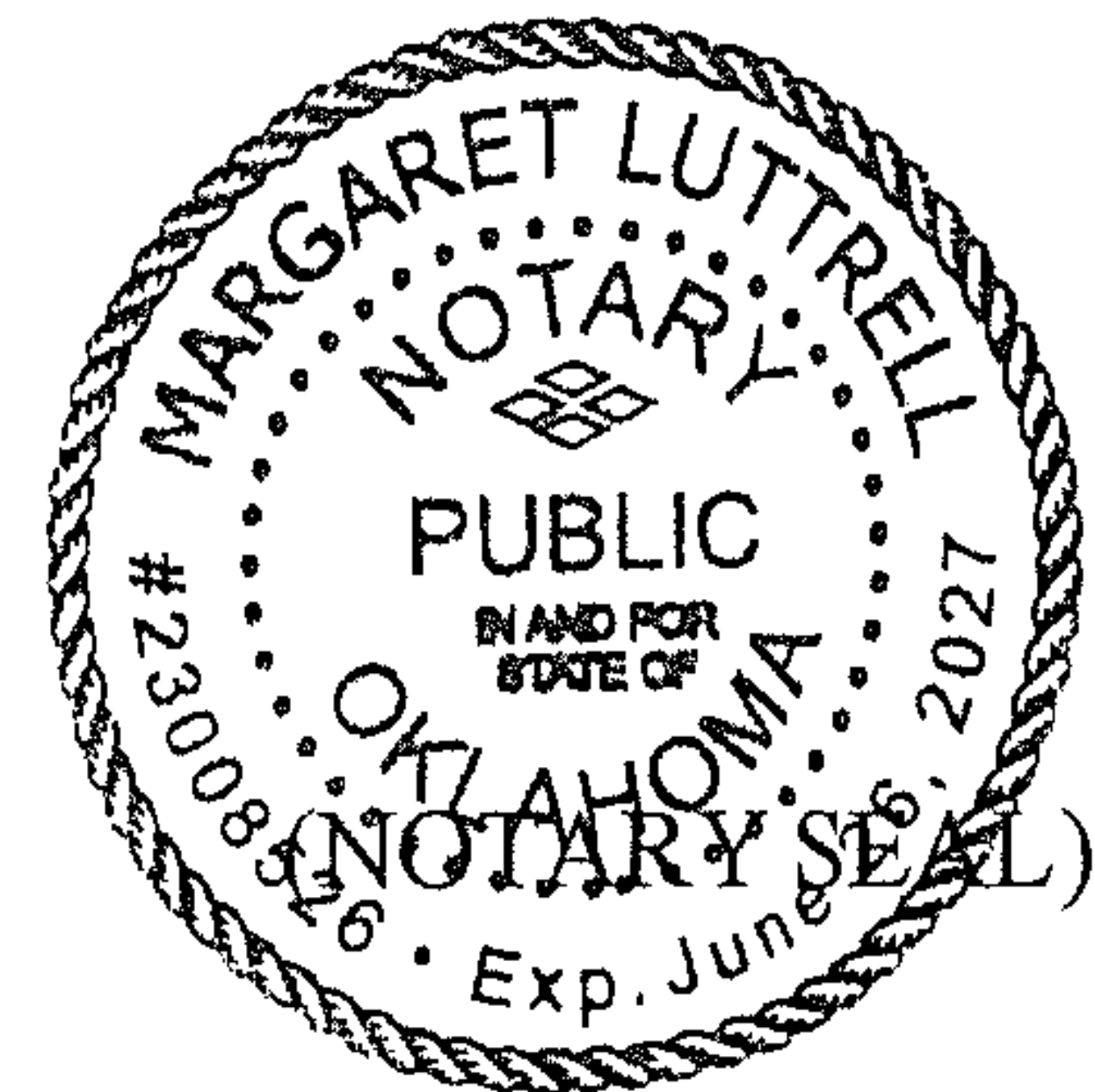
By: [Signature]
Charles L. Allen, Individually and as Trustee

STATE OF OKLAHOMA
COUNTY OF Cleveland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of July, 2026, by Deborah J. Dabney-Allen and Charles L. Allen, Individually and as Trustees of The Dabney-Allen Family Trust, under Agreement dated April 22, 2019, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Margaret Luttrell
Signature of Notary Public

Margaret Luttrell
Print, Type/Stamp Name of Notary



BIRD BAY CONDOMINIUM ASSOCIATION
CERTIFICATE OF APPROVAL

IN REFERENCE TO:

Condominium Phase Bird Bay II Bldg No. 29 Unit No. 207 of Bird Bay Condominium Association, Inc. a Condominium, according to the Declaration of Condominium, thereof, recorded on Official Records Book 1337, on page 414, of the Public Records of Sarasota County, State of Florida.

The transfer by (seller) Dabney-Allen Family Trust to (buyer) Ross Cooper, has been duly approved by the undersigned Condominium Association, pursuant to the provisions of the above-described Declaration of Condominium.

Application for Sale/Purchase was received and approved by the Board of Directors on 29th day of June, 2026.

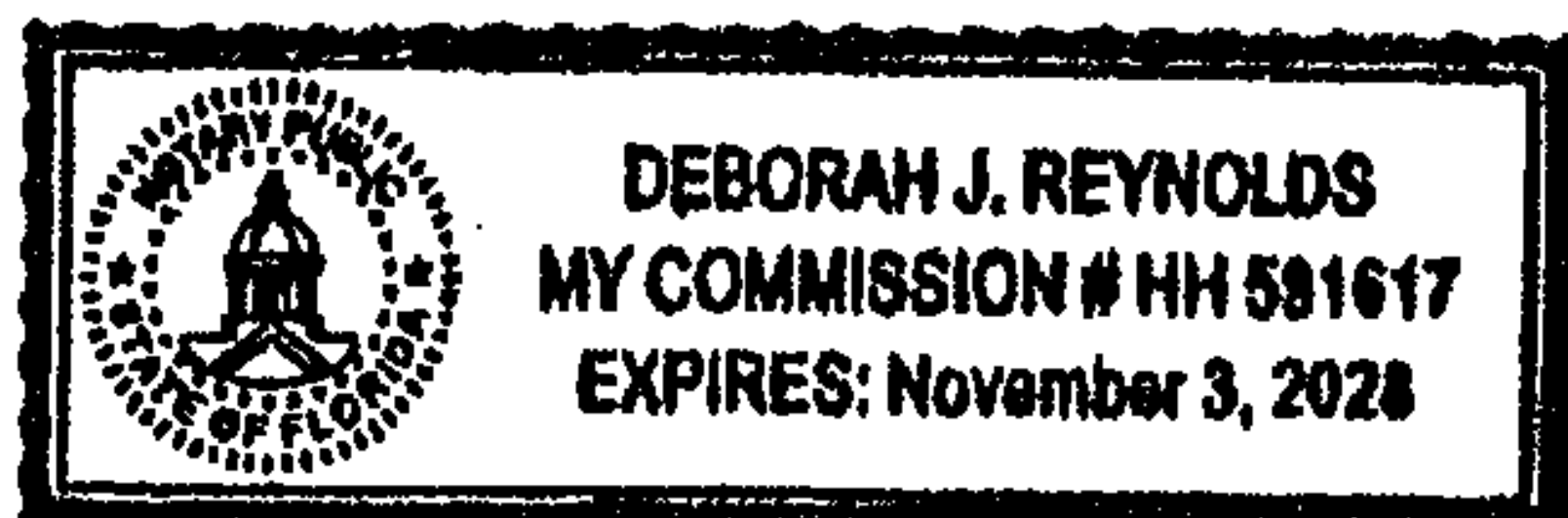
Dated this 29th day of June, 2026.

BY [Signature]
AS Manager
FOR THE ASSOCIATION.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of June, 2026.

BY [Signature]
Notary - State of Florida



My Commission Expires:
November 3 2028