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Prepared by and return to:

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File Number. Patterson4

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026094529 2 PG(S)
July 13, 2026 10 30 31 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$840 00



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Warranty Deed

This Warranty Deed made this 10th day of July, 2026 between MELVIN C. COEN, JR., a married man, being the surviving joint tenant of Eleanor S. Porter, deceased,, whose post office address is 1501 State Route 850, Bidwell, OH 45614, grantor, and STEVEN DUNNING PATTERSON and LORRI ELLEN PATTERSON, husband and wife whose post office address is 345 4th Avenue, Gallipolis, OH 45631, grantee.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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:

Unit #4, TERRA COVE, a Condominium, as per Declaration of Condominium recorded in Official Records Book 1644, Pages 653 through 688, as amended, and according to the plat thereof recorded in Condominium Book 21, Pages 39, 39A and 39B, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0383021004

Subject to easements, restrictions and reservations of record, zoning and other governmental regulations, and taxes for 2026 and subsequent years

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2025.

GRANTOR hereby covenants and warrants to and with Grantee that the above-described property is neither Grantor's homestead, nor is it the homestead of his family Grantor's residence address is 1501 State Route 850, Bidwell, OH 45614.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence

#1 X Peggy J. Russell
Witness Name: X Peggy J. Russell
Address: X 19 Locust St.
X Gallipolis OH 45631

X Melvin C. Coen, Jr. (Seal)
MELVIN C. COEN, JR.

#2 X Teresa L. Elliott
Witness Name: X Teresa L. Elliott
Address: X 19 Locust St.
X Gallipolis, OH 45631

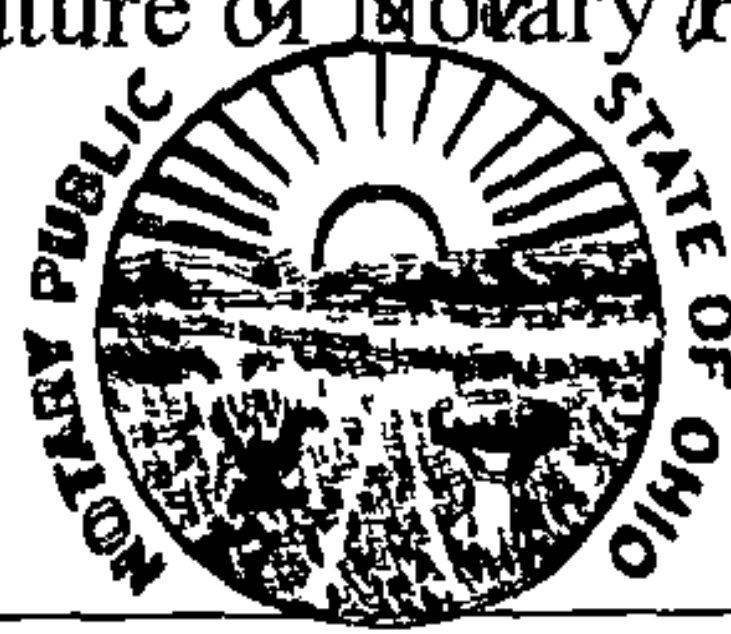
State of Ohio
County of X Gallia

X The foregoing instrument was acknowledged before me by means of (Notary choose one) [X] physical presence, or [] online notarization, this X 2nd day of July, 2026 by MELVIN C. COEN, JR., who [X] personally known or [] has produced X as identification.

X [Notary Seal]



PEGGY J RUSSELL
Notary Public
State of Ohio
My Comm. Expires
December 27, 2026

X Peggy J. Russell
X Signature of Notary Public
X  PEGGY J RUSSELL
Notary Public
State of Ohio
My Comm. Expires
December 27, 2026

X Print Name of Notary Public, affix Seal and State
X Notary's Commission Number & Expiration Date