



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026096077 2 PG(S)

7/15/2026 1:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519911

Prepared by and return to:

Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$2,940.00

File No 2026-180

Consideration 420,000.00

Parcel Identification No 2006161145

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

This indenture made the 15th day of July, 2026 between Curtis W. Cooper, a single man, whose post office address is 443 Sapphire Drive, Sarasota, FL 34234, of the County of Sarasota, Florida, Grantor, to Mark Trznadel and Kristina Trznadel, husband and wife, whose post office address is 117 Whitefish Road, Vernon, BC V1B 3M5, Canada, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$420,000.00) 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 B504, THE STRAND OF SARASOTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. INSTRUMENT NO. 2022015015 AND AS PER CONDOMINIUM BOOK 48, PAGE 14, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

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 Grantee 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Curtis W. Cooper
Curtis W. Cooper

Julie Carlson
WITNESS
PRINT NAME: Julie Carlson

1610 29th St W
Bradenton FL 34205
WITNESS 1 ADDRESS

Vickie Hock
WITNESS
PRINT NAME: Vickie Hock

1330 MAIN Street
SARA FL 34233
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 6th day of July, 2026, by Curtis W. Cooper, (X) who is/are personally known to me or () who has/have produced _____ as identification.

Julie Carlson
Signature of Notary Public
Julie Carlson
Print, Type/Stamp Name of Notary

