

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026098448 3 PG(S)**

7/20/2026 3:01 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521898

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$3,066.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0236-16-0005
File No.: 2957796

WARRANTY DEED

This Warranty Deed, Made the 17 day of July, 2026, by **Shane P. McCook a/k/a Shane McCook and Carla B. McCook a/k/a Carla McCook, husband and wife**, whose post office address is: **16348 Smithfield Heights Dr, Smithfield, VA 23430**, hereinafter called the "Grantor", to **Laurencio Lecona and Rachel Lecona, husband and wife**, whose post office address is: **3712 Fruitville St, Sarasota, FL 34232**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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:

Lot 275, SARASOTA GOLF CLUB COLONY SUBDIVISION UNIT NO. 4, as per Plat thereof recorded in Plat Book 10, Page 13, of the Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Elizabeth Villanueva
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:

Elizabeth Villanueva
808 Crossing Ct. Apt 103
Virginia Beach, VA 23455

Judy Dabson
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Judy Dabson
PO Box 38
Beach, VA 23018

State of VIRGINIA
County of NEWPORT NEWS CITY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2026 by Carla B. McCook a/k/a Carla McCook, ~~husband and wife~~, who has produced Driver's license as identification.

Tahisha Danette Williams

Notary Public Signature

Printed Name: TAHISHA DANETTE WILLIAMS

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: 05/31/2028

(SEAL)



IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Susan Hirtzel
Witness 1 Signature

Shane P. McCook
Shane P. McCook a/k/a Shane McCook

Witness 1 Printed Name and Post Office Address:

Susan Hirtzel

2033 Main St, Ste 408, Sarasota, FL 34237

Sheryl A. Gregg
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Sheryl A. Gregg
365 Interstate Blvd
Sarasota, FL 34240

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of July, 2026 by **Shane P. McCook a/k/a Shane McCook**, who has produced DL as identification.

Susan Hirtzel
Notary Public Signature

My Commission Expires: _____
(SEAL)

Printed Name: _____

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

