

8/10/2026 12:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530358

Incident to the issuance of title insurance.

Prepared by and return to:

Dixie Roth

Sunbelt Title Agency

500 N. Westshore Blvd., Ste 870

Tampa, FL 33609

File Number: 1750526-05812

Doc Stamp-Deed: \$3,255.00

Warranty Deed

This Warranty Deed, dated August 7, 2026 by **Lawrence J. Marks, a married man, individually and as Trustee of the Lawrence J. Marks Revocable Trust u/a/d November 12, 1985, as amended**, hereinafter called the Grantor, to **William Scott McCoy and Kathren Leigh McCoy, Husband And Wife**, who has a mailing address of 1511 Pelican Point Dr # 279, Sarasota, FL 34231 hereinafter called the 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 279, Building 9, PELICAN COVE CONDOMINIUM (F/K/A PELICAN COVE CONDOMINIUM SECTION VII), a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1365, Page 477, and all amendments thereto, and Certificate of Merger recorded in Official Records Book 1673 Page 918, as thereafter amended, and as per plat thereof recorded in Condominium Book 10, Page 7, as thereafter amended, of the Public Records of Sarasota County, Florida. Together with an undivided share in the common elements appurtenant thereto.

Parcel Identification Number: 0126112024

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Lawrence J. Marks Revocable Trust u/a/d
November 12, 1985, as amended

Lawrence J. Marks

**By: Lawrence J. Marks, individually and as
Trustee**
After Closing Address:

1140 Beacon St #101
Brookline, MA 02446

Myesha Knighton Decuir

Witness: (Signature)

Myesha Knighton Decuir

Printed Name

4035 Jan St

Address

Fresno, Tx 77545

City, State, Zip

Larry Anderson

Witness: (Signature)

Larry Anderson

Printed Name

113 Reaves st

Address

Conroe, TX 77301

City, State, Zip

STATE OF: Texas

COUNTY OF: Montgomery

The foregoing instrument was acknowledged on 08/04/2026 by means of () physical presence or
(✓) online notarization **By: Lawrence J. Marks, individually and as Trustee of the Lawrence J. Marks
Revocable Trust u/a/d November 12, 1985, as amended**
who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

Larry Anderson

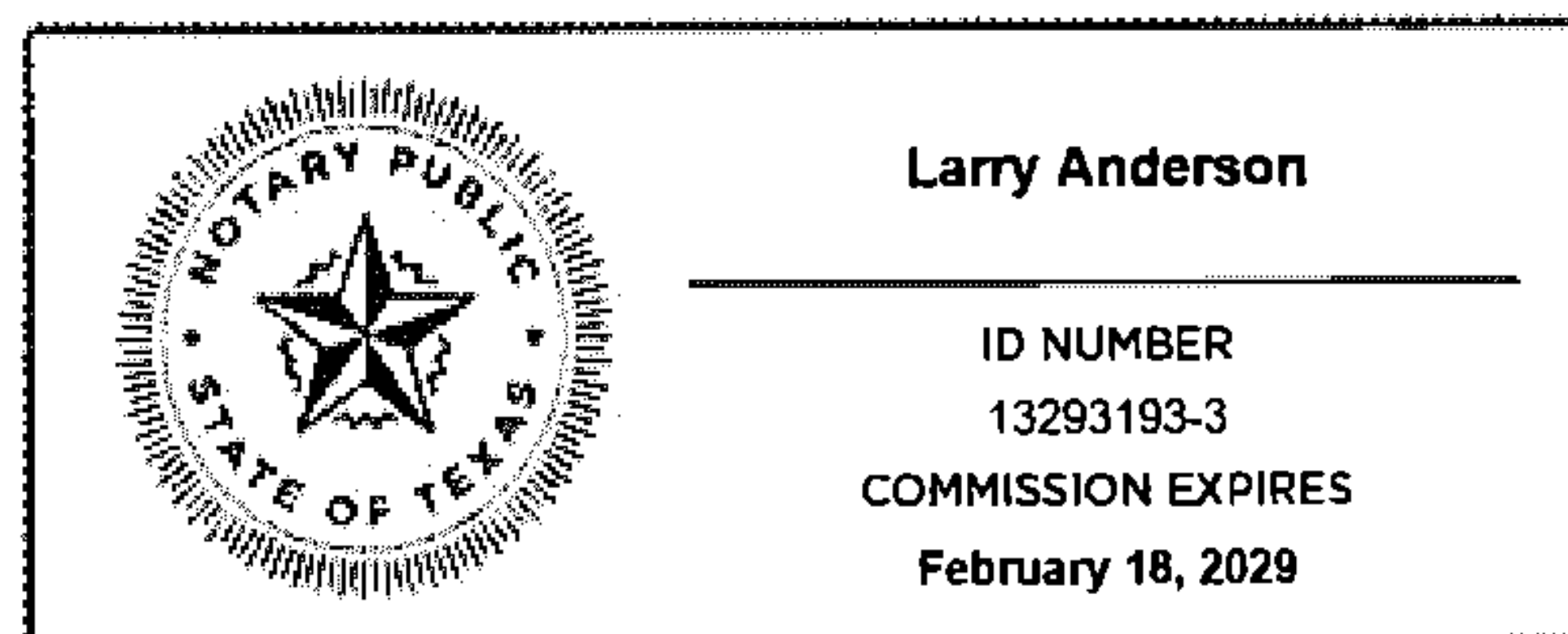
Notary Public (signature)

Print Name:

Larry Anderson

My Commission Expires:

02/18/2029



Electronically signed and notarized online using the Proof platform.