

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026110250 3 PG(S)**

8/13/2026 11:32 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532057

Doc Stamp-Deed: \$13,230.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No: 2026-6741

Purchase Price: \$1,890,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$13,230.00

Parcel Identification No.: 0010131059

WARRANTY DEED

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

THIS INDENTURE made this August 13th, 2026, between **Henry Charles Kochan, Jr. and Mariamig Jinx Kochan, husband and wife, Individually and as Trustees of The Sand Dollar Trust dated April 9th, 2025**, whose post office address is **3354 Founders Club Drive, Sarasota, FL 34240**, hereinafter referred to as the “GRANTOR”, to **Barbara A. DeLizza, a married woman**, whose post office address is **35 Sunset Drive, Tinton Falls, NJ 07724**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Unit 807, The Beaches of Longboat Key-South, Phase I, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1647, Page(s) 1812, and as per plat thereof recorded in Condominium Book 21, Page(s) 42, 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 Parking Space 242 and Storage Unit 807.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the GRANTEE.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

[Signature]
Printed Name: David L Stasney
P.O. Address: 6116 42nd St. Cir E
Bradenton, FL 34203

WITNESSES #2:

[Signature]
Printed Name: Sara Huddleston
P.O. Address: 1605 Main St. Ste 112
Sarasota FL 34235

The Sand Dollar Trust dated April 9th, 2025

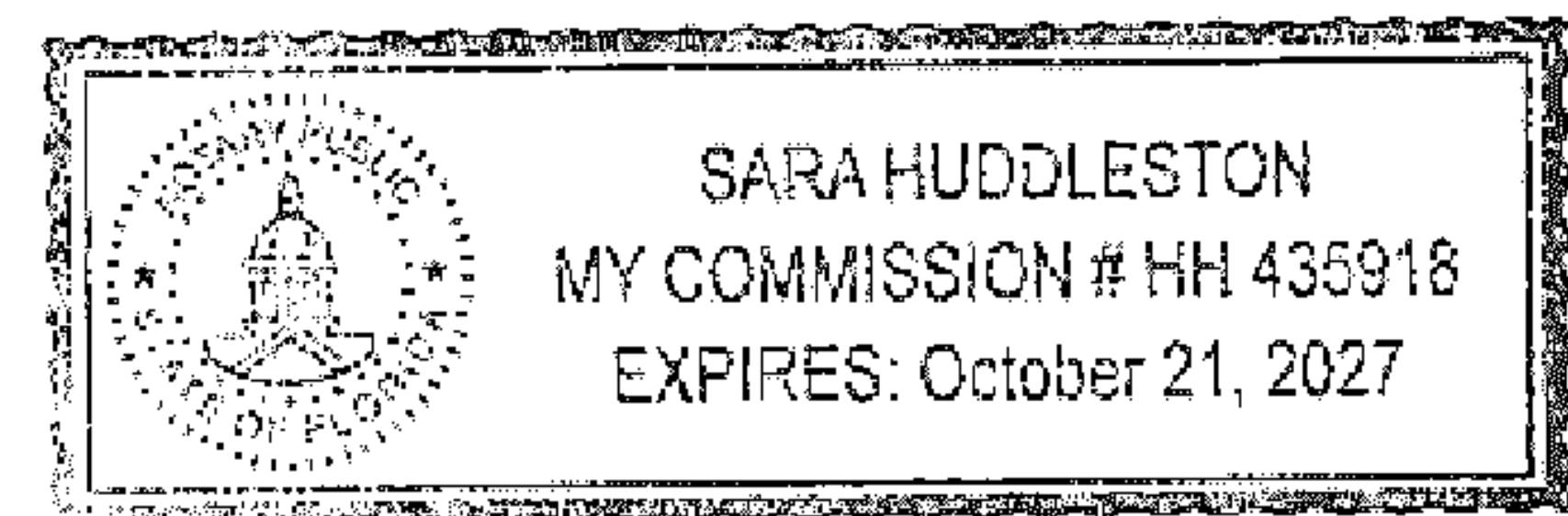
By: [Signature]
Henry Charles Kochan, Jr., Individually and
as Trustee

By: [Signature]
Mariamig Jinx Kochan, Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 13 day of August, 2026, by Henry Charles Kochan, Jr. and Mariamig Jinx Kochan, husband and wife, Individually and as Trustees of The Sand Dollar Trust dated April 9th, 2025.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: FL - ID



775 Longboat Club Road
Longboat Key, Florida 34228
(941) 383-6449

July 8, 2026

To Whom it May Concern:

The Board of Directors for The Beaches of Longboat Key – South Owners Association, Inc., has reviewed and approved the application for purchase of unit 807, by William and Barbara Delizza.

The Board welcomes William and Barbara to the Beaches.

Nancy Rawlings, ARM®, CPM®, CMCA®, AMS®
General Manager

for The Beaches of Longboat Key – South Owners Association, Inc.