

8/13/2026 11:35 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3532060

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20260976

Parcel ID: 1145109303

Doc Stamp-Deed: \$112.00

Florida Documentary Stamps in the amount of \$112.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **13th day of August, 2026** by

Richard D. Cook and Christine F. Cook,

whose post office address is 555 Kit Carson Trail, Cotopaxi, CO 81223,

herein called the Grantor, to

Christopher Szczygiel,

whose post office address is 5322 Lawton Avenue, North Port, FL 34288,

hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of SIXTEEN THOUSAND AND 00/100 (\$16,000.00) 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, State of Florida, viz.:

Lot 3, Block 1093, Twenty-Third Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page 13, Public Records of Sarasota County, Florida.

Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead. The Grantor herein certifies that the property is vacant land and unimproved.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Austin Lambert
Signature

Austin Lambert
Printed Name

831 Royal Gorge Blvd
Full Address Canon City, CO 81212

Richard D. Cook
Richard D. Cook

Witness #2:

Julia A. Shirley
Signature

Julia A. Shirley
Printed Name

831 Royal Gorge Blvd
Full Address Canon City, CO 81212

STATE OF Colorado
COUNTY OF Fremont

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 5th day of Aug, 2026, by Richard D. Cook, ☐
who is personally known to me or ☒ who has produced
D.L. as identification.

Monica Ragdale
Signature of Notary Public

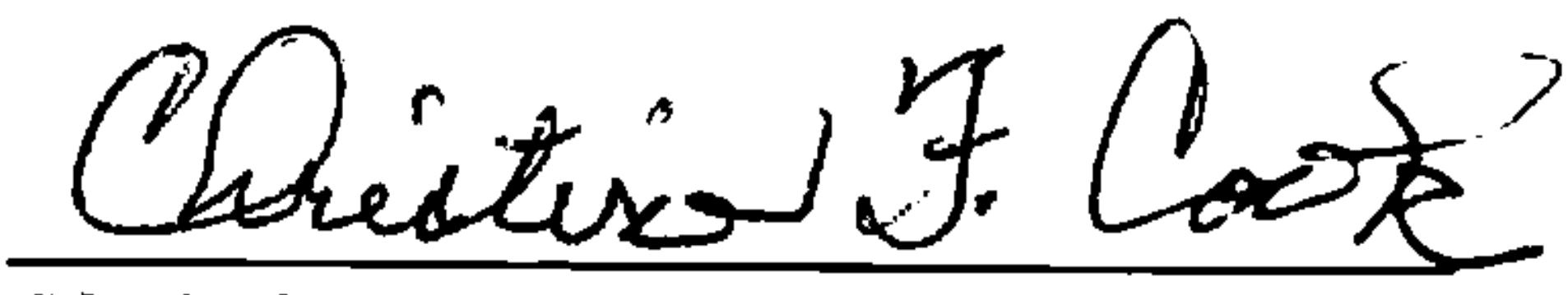
Monica Ragdale
Print, Type/Stamp Name of Notary

MONICA RAGSDALE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234006436
MY COMMISSION EXPIRES FEBRUARY 16, 2027

Signed, sealed, and delivered in the presence of:

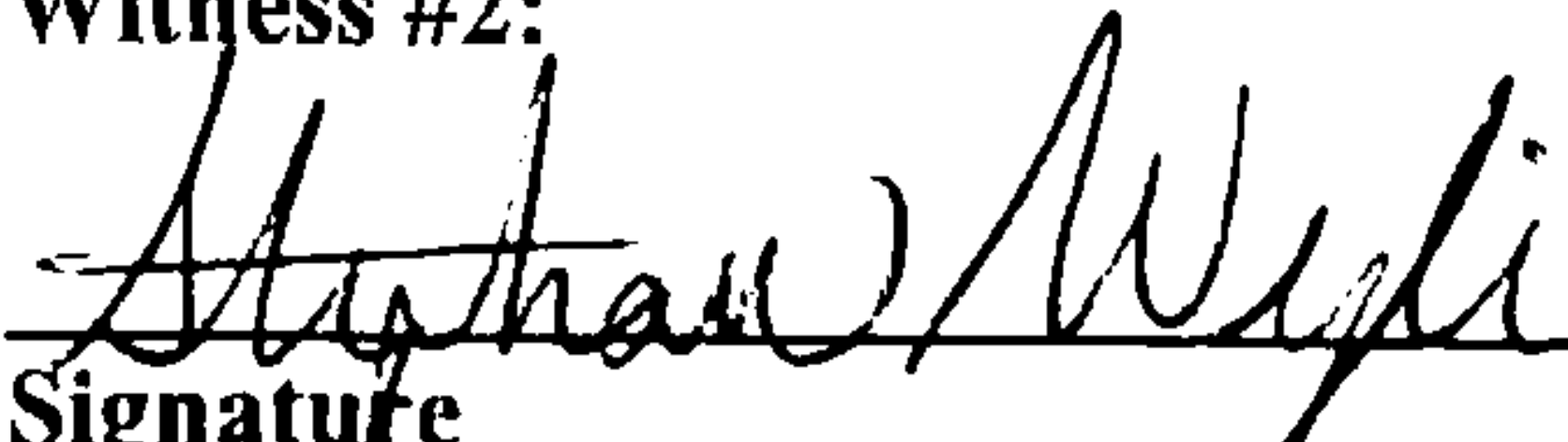
Witness #1:


Signature
ANNE E ANDERSON
Printed Name


Christine F. Cook

953 DUNKERLY RD., ENNIS, TX 75119
Full Address

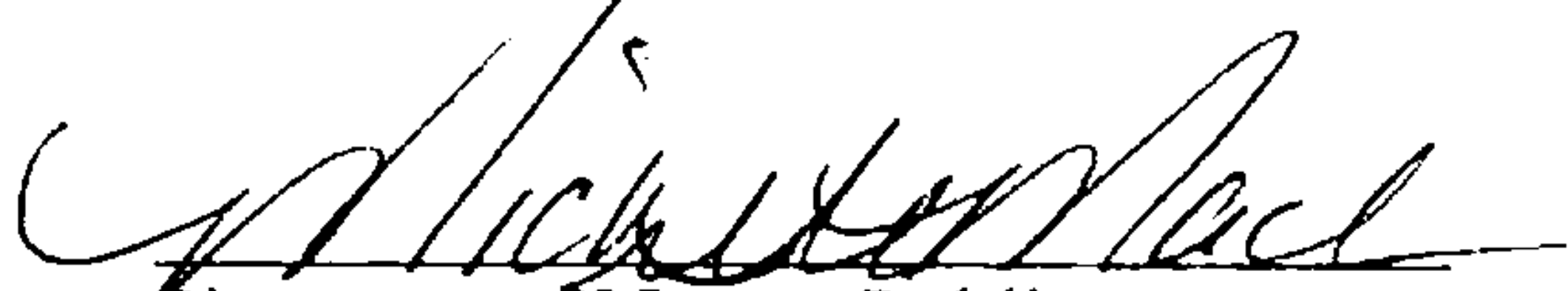
Witness #2:


Signature
Stephanie Wyllie
Printed Name

1004 W Lampasas St ENNIS TX 75119
Full Address

STATE OF TEXAS
COUNTY OF ELLIS

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 11th day of August, 2026, by Christine F. Cook, (X) who is personally known to me or () who has produced  as identification.


Signature of Notary Public

Michelle Mach
Print, Type/Stamp Name of Notary

