

Consideration: \$285,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50402-001

8/14/2026 12:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3532761

Doc Stamp-Deed: \$1,995.00

Property Appraiser's Parcel ID No.: 0796-01-0430

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 13th day of August, 2026, by and between **LYNETTE EASTERDAY, A SINGLE WOMAN, AND CHARLOTTE GROSS, AN UN-REMARIED WIDOW**, WHOSE address is **N1848 Maple Heights Beach, Chilton, WI 53014** (hereinafter "GRANTOR"), and **THOMAS ALLEN COONEY, AN UN-REMARIED WIDOW, AND HEATHER LEAH CUDAK, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose address is **9031 Hilolo Lane, Venice, FL 34293** (hereinafter "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:

LOT 43, UNIT NO. 1, TARPON POINT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 55, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]
Printed Name Andrew Conaboy
P.O. Address 201 Center Road, Suite 210
Venice, Florida 34285

(2) [Signature]
Printed Name Stephen Sabella
P.O. Address 201 Center Road, Suite 210
Venice, Florida 34285

GRANTOR:

[Signature]
Lynette Easterday
[Signature]
Charlotte Gross

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 Lynette Easterday and Charlotte Gross, ☐ who is/are personally known to me or ☒ who has/have produced Driver License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

