

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117565 3 PG(S)

8/28/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538457



Doc Stamp-Deed: \$962.50

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 269412-90

WARRANTY DEED

This indenture made on **August 28, 2026** by **Longboat Dock, LLC, a Florida limited liability company**, whose address is: 1060 Pinellas Bayway South Unit #102, Tierra Verda, FL 33715 hereinafter called the "grantor", to **Leslie Cooke, Trustee of the Leslie Cooke Family Trust dated January 26, 2016**, whose address is: 12421 Sullivan Rd., Clermont, FL 34715, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Unit H-05, LONGBOAT KEY MOORINGS MARINA II, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Instrument Number 1999021810, as amended from time to time, and according to the Plat thereof, recorded in Condominium Book 33, Pages 16, 16A through 16G, inclusive, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0006071152**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Longboat Dock, LLC, a Florida limited liability company

Julie Follett

By Julie Follett, Manager



Signed, sealed and delivered in our presence:

Donna Saltmarsh

1st Witness Signature
Print Name: Donna Saltmarsh
213 Courthouse Sq
Address: _____
Inverness Fl. 34450

State of Florida
County of Citrus



Samantha Walt

2nd Witness Signature
Print Name: Samantha Walt
12530 W Atlantic Blvd
Address: _____
Coral Springs Fl 33071



The Foregoing Instrument Was Acknowledged before me by means of () physical presence or (✓) online
notarization on 08/25/2026 10:57 AM EDT, by **Julie Follett, Manager of Longboat Dock, LLC, a**
Florida limited liability company, who () is/are personally known to me or who (✓) produced a valid
Driver's License _____ as identification.

Donna Saltmarsh

Notary Public Signature
Printed Name: _____
My Commission Expires: _____



(NOTARY SEAL)



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

**CERTIFICATE OF APPROVAL
SALE OF CONDOMINIUM**

Seller's Name: Longboat Dock LLC

Buyer's Name: Leslie Cooke

Property Address: 2600 Harbourside Drive, Longboat Key, FL

Legal Description: UNIT H-05 LONGBOAT KEY MOORINGS MARINA 2

VESSEL: Azimut Length: 42 feet Beam: 12.4 feet

The undersigned, V. Raymond Ferrara, President does hereby certify that he is the duly elected and qualified officer of Longboat Key Marina Condominium Association II, Inc., a condominium association, that he has the authority to execute this Certificate of Approval, that the Board of Directors of the Association have received notice that the above unit is being sold or conveyed by the above-named Sellers (as owners) to the above named purchasers, and that the Board of Directors of the Association have approved the sale and purchase by the parties named above. Further, the Association hereby waives any right which the Association may have to purchase said Unit if the Association has an option to purchase said unit under the Declaration of Condominium.

**LONGBOAT KEY MARINA
CONDOMINIUM ASSOCIATION II, INC.**

BY  V. Raymond Ferrara
V. Raymond Ferrara, President

08/18/26