

8/28/2026 2:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538696

Prepared by and Return to:

Devon Bayliss

MSC Title, Inc.

5100 Ocean Boulevard, Siesta Key, FL 34242

File No. 2026-681-DXB

Sales Price: Price: \$615,000.00

Doc Stamp-Deed: \$4,305.00

General Warranty Deed

Made this 27th day of August, 2026 By **Stephen Cooley, a single man and Judith Lomax, a single woman**, whose address is: 12253 Thornhill Court, Lakewood Ranch, FL 34202, hereinafter called the grantor, to **Robert Chico and Janet Knight, husband and wife, as joint tenants with right of survivorship**, whose post office address is: 3080 Grand Bay Blvd, Unit #515, Longboat Key, FL 34228, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

Unit 515, Grand Bay V, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2863, Page 2236, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0004103005**

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; 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 31, 2025.

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) or any members of the household of Grantor(s) reside thereon.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Devon Bayliss
Witness Signature above:

Witness print name below:
Devon Bayliss

Witness Address:
5100 Ocean Blvd.
Sarasota FL 34240

Mary Bautista
Witness Signature above:

Witness print name below:
Mary Bautista

Witness Address:
5100 Ocean Blvd.
Sarasota FL 34240

Stephen Cooley
Stephen Cooley
12253 Thornhill Court, Lakewood Ranch, FL 34202

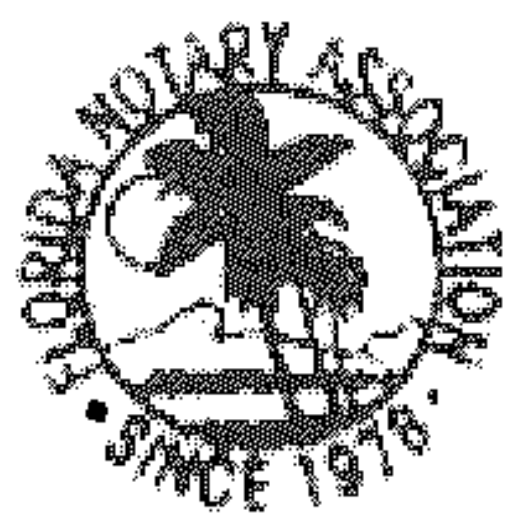
Judith Lomax
Judith Lomax
12253 Thornhill Court, Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 27th day of August, 2026, by Stephen Cooley and Judith Lomax, (x) who is/are personally known to me or (x) who has/have produced drivers license as identification.

Devon Bayliss
Signature of Notary Public

Print, Type/Stamp Name of Notary



DEVON BAYLISS
Notary Public
State of Florida
Comm# HH532985
Expires 8/26/2028