

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119272 2 PG(S)

Prepared by:
Nancy Cason Esq.
Sypret Meshad & DuBose, P.A.
1900 Ringling Boulevard
Sarasota, Florida 34236
File Number: purchase

9/1/2026 1:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539852

Purchase Price: \$850,000.00
Rec: \$18.50
Documentary Stamp Tax: \$5,950.00

Doc Stamp-Deed: \$5,950.00

General Warranty Deed

Made this 31st day of August 2026 A.D. By **John F. Cook a married man, Individually and as Trustee of the John F. Cook Revocable Trust dated April 16, 1993**, whose address is: 5510 Rock Dove Drive, Sarasota FL 34241, hereinafter called the grantor, who is vested with full power and authority to protect, conserve and to sell or lease or to encumber and otherwise manage and dispose of the real property described herein pursuant to Sec. 689.071 F.S. to **617 Calle De Peru LLC, a Florida limited liability company**, whose post office address is: 933 Contento Circle, Sarasota FL 34242, 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:

Lot 13 and 14, Block 9, SARASOTA BEACH, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 76, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0082030042

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.

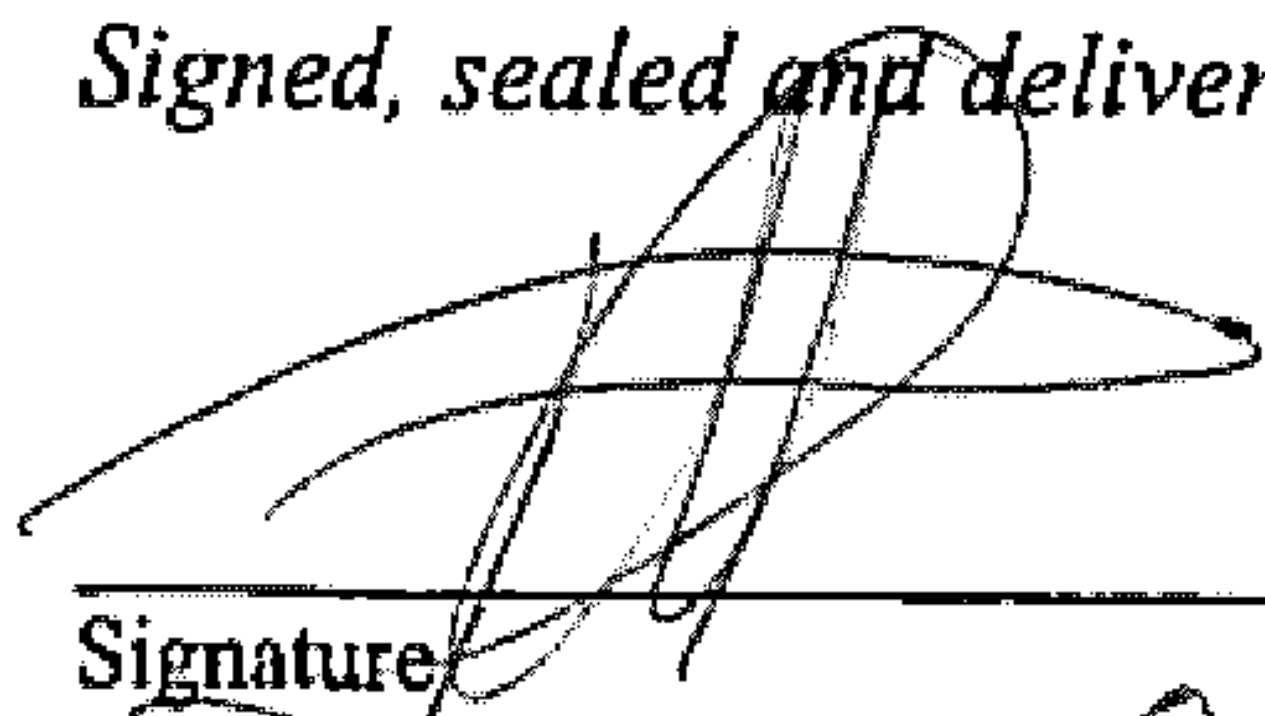
Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property

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.

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:



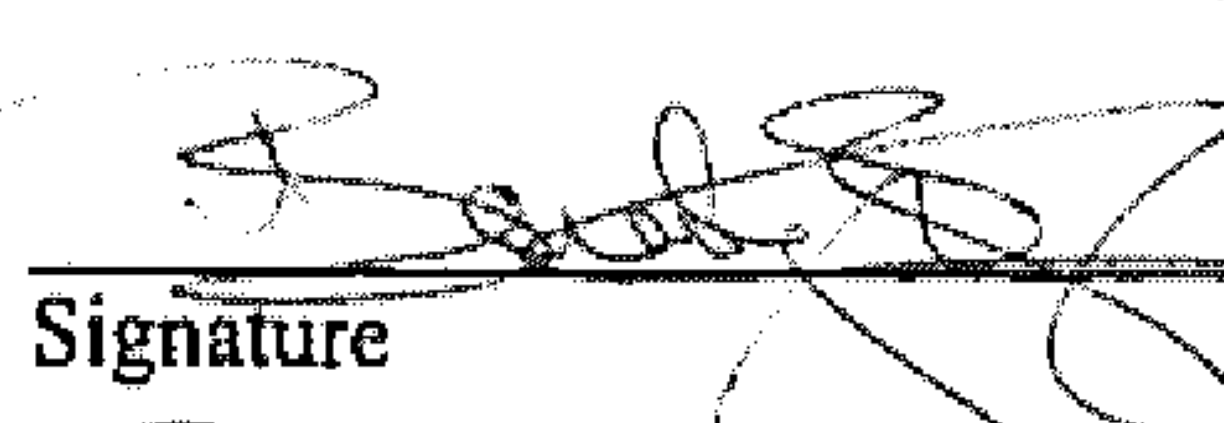
Signature _____ -witness

Donald W. Scarlett, Jr.

Print name

713 S. Orange Ave Ste 201

Address Sarasota, FL 34236



Signature _____ -witness

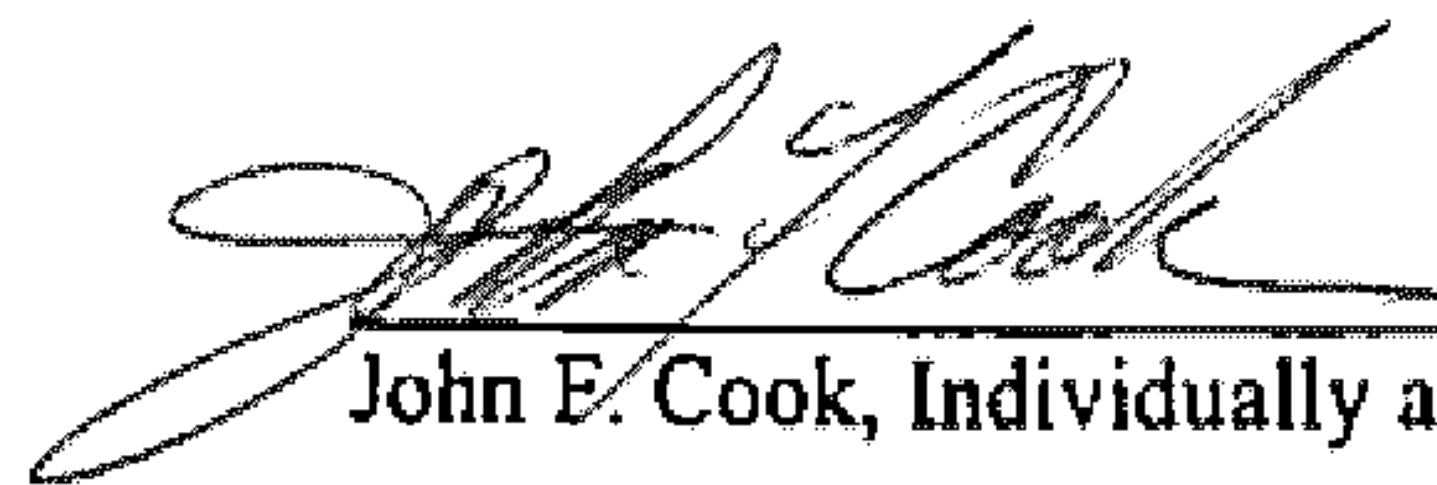
Beverly Perez

Print name

4907 Silk Oak Dr

Address Sarasota, FL 34232

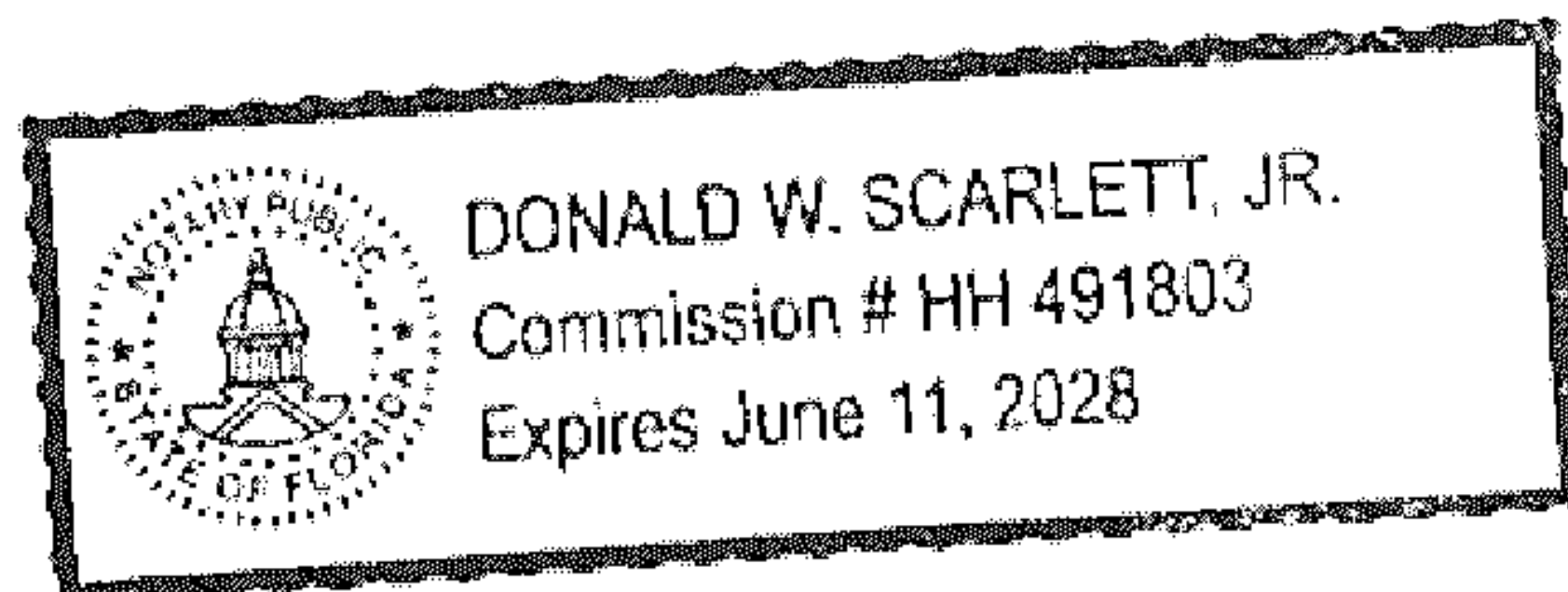
The John F. Cook Revocable Trust dated April 16, 1993

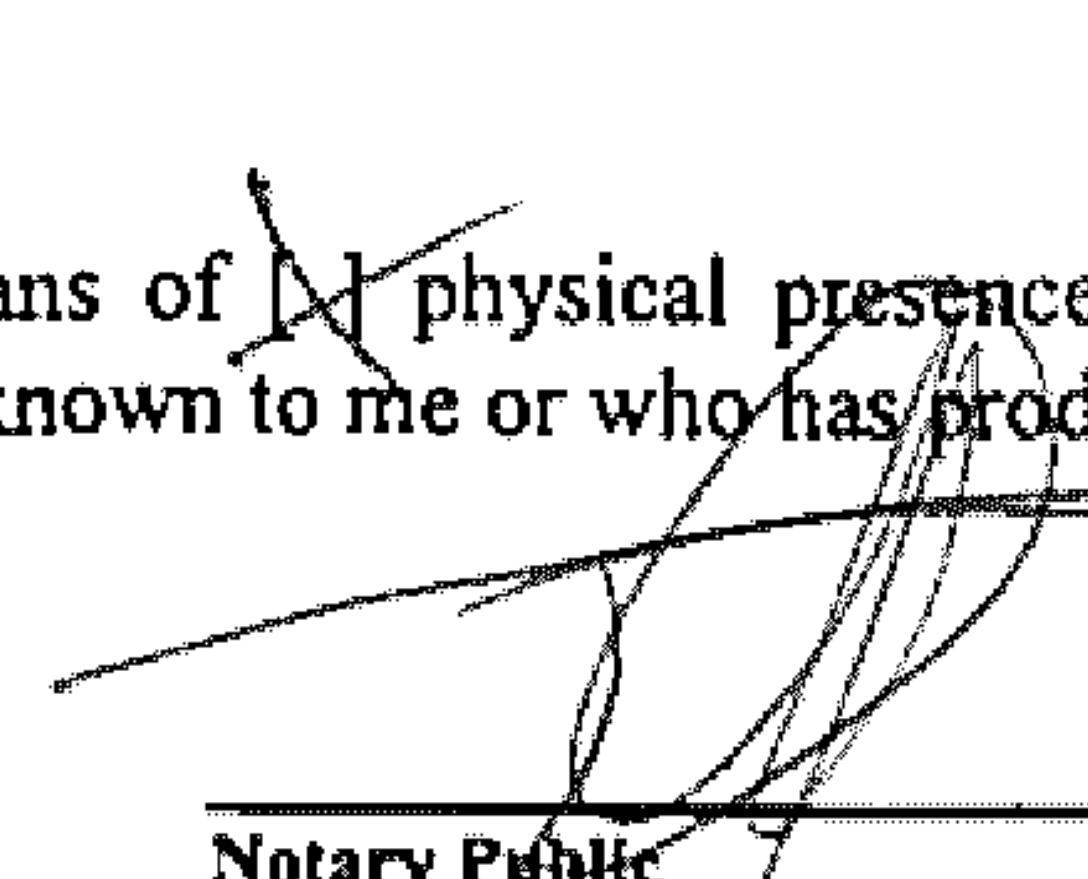


John F. Cook, Individually and as Trustee

State of FLORIDA
County of SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2026, by John F. Cook, who is/are personally known to me or who has produced driver's license as identification.




Notary Public

Print Name: DONALD W. SCARLETT, JR.

My Commission Expires: _____