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9/2/2026 1:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3540416

Prepared by
Cara Brown, an employee of
First American Title Insurance Company
150 West Oak Street
Kissimmee, Florida 34741
(407)870-5546

Doc Stamp-Deed: \$945.00

Return to: Grantee

File No.: 2027-2840822

WARRANTY DEED

THIS INDENTURE, executed on **September 01, 2026**, between

Accord Enterprise, LLC, a Florida limited liability company

whose mailing address is: 1767 Moncks Corner, The Villages, FL 32162,
hereinafter called the "grantor", and

Jeffrey Alan Cochran, a single man

whose mailing address is: 105 Emerald Ave S, Nokomis, FL 34275,
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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Sarasota** County, **FL**, to-wit:

Lot 7, Block G, GENEVA HEIGHTS, a Subdivision, according to the plat or map thereof, as recorded in Plat Book 2, Page 122, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0386-14-0076**

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 has hereunto set their hand(s) and seal(s) the day and year first above written.

Accord Enterprise LLC, a Florida limited liability company

By: Cynthia Peck
Name: Cynthia Peck
Title: Manager

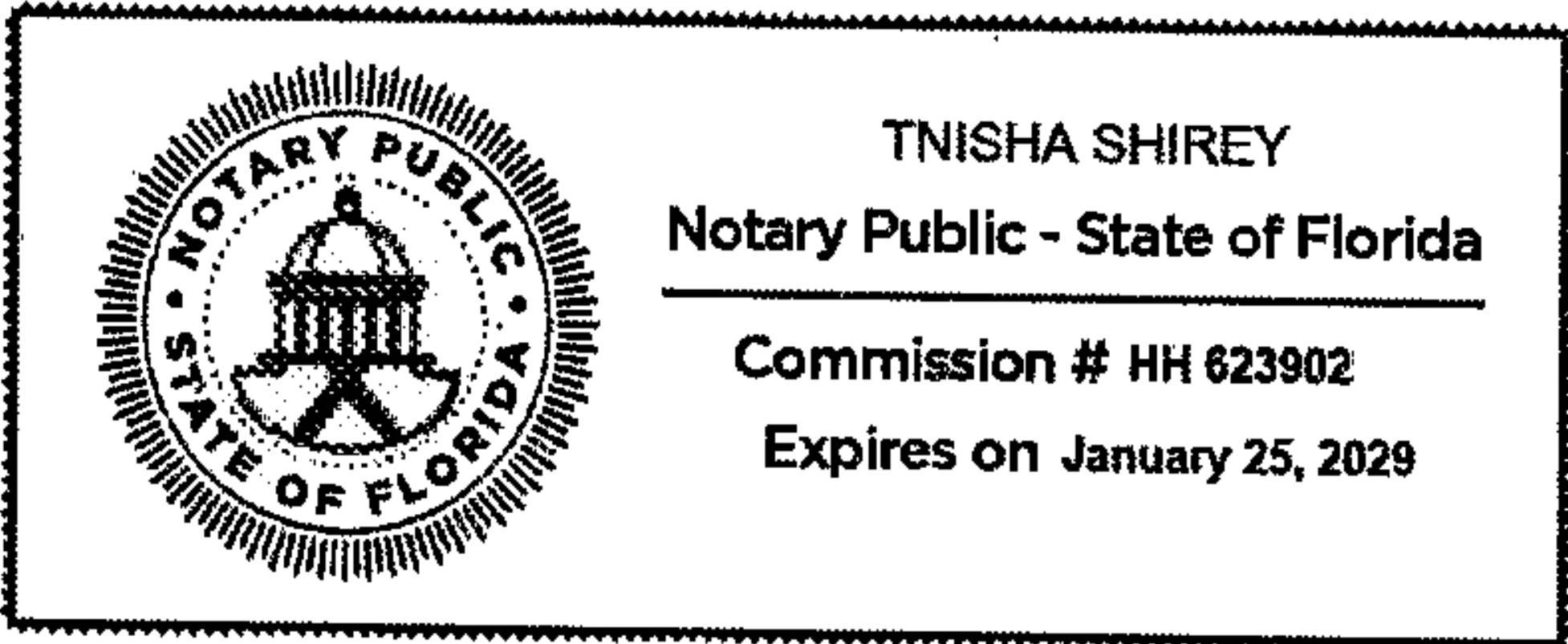
Signed, sealed and delivered in our presence:
Israfel Mateo
Witness Signature
Print Name: Israfel Mateo
Print Post Office Address: 114 w. union boulevard
Bethlehem PA 18018

Tnisha Shirey
Witness Signature
Print Name: Tnisha Shirey
Print Post Office Address: 1 First American Way
Santa Ana, CA 92707

State of Florida
County of Pasco

The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☒ online notarization, on 08/31/2026, by **Cynthia Peck, as Manager, on behalf of Accord Enterprise, LLC, a Florida limited liability company**, existing under the laws of the State of Florida.

Tnisha Shirey
Notary Public
Tnisha Shirey
(Printed Name)



My Commission expires: 01/25/2029

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

Notarized remotely online using communication technology via Proof.