

4/6/2026 11:17 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475945

Doc Stamp-Deed: \$3,150.00

Prepared by and Return to:
Lauren Kohl, Esq.
Gibson Kohl, P.L.
414 South Tamiami Trail
Osprey, FL 34229
Our File Number: 29160

SPECIAL WARRANTY DEED

THIS INDENTURE, made this April 3, 2026 between **Cypress Moss Inc., a Florida corporation**, whose mailing address is: 7901 4th Street N #26640, Saint Petersburg, Florida 33702, party of the first part, and **Brenda Sutherland and Daniel Sutherland, Trustees of the Sutherland Family Living Trust dated May 18, 2021**, whose mailing address is: 436 Raymond Road, Plymouth, Massachusetts 02360, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of **Four Hundred Fifty Thousand dollars & no cents, \$450,000.00** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

LOT 20, VALENCIA LAKES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 47 AND 47A THROUGH 47E, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID#0413120018

The trustee(s) herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

Subject, to taxes for the year 2026, and subsequent years, covenants, conditions, restrictions, declarations, reservations, limitations, easements, applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, and all other matters of record.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on the 3rd day of April, 2026.

Signed, sealed and delivered in the presence of:

Cypress Moss Inc.

Witness Signature: [Signature]

By: [Signature]

Print witness # 1 name Joanna Jackowska

Print Name: Jeff Reis

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

Title: President

Witness Signature: [Signature]

Print witness # 2 name Lauren Kohl

Post Office Address: 1800 Second Street, Suite 777
Sarasota, FL 34236

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on _____. THE FOREGOING INSTRUMENT was acknowledged before me by means of [X] physical presence or [] online notarization on this 3rd day of April, 2026 by Jeff Reis, President of Cypress Moss Inc., a Florida corporation who is/are personally known to me or who produced DL as identification and did take an oath.

[Signature]

Notary Public
Notary Seal

