

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057938 2 PG(S)**

CONSIDERATION: \$2,150,000.00
DOC TAX: \$15,050.00
RECORD: \$23.25

4/30/2026 1:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487946

Doc Stamp-Deed: \$15,050.00

Prepared by and return to:
Richard C. Lawrence, Esq.
Lawrence Advisory, PLLC
1800 2nd Street, Suite 888
Sarasota, FL 34236

FILE #: SRQ26-3191

PID #: 0129-01-2005 (For Informational Purposes Only)

WARRANTY DEED

THIS INDENTURE, dated effective April 30, 2026, is made by and between JAMES L. MOTT, individually and as Trustee of the JAMES L. MOTT TRUST dated February 6, 2020, and JEANNE M. MOTT, individually and as Trustee of the JEANNE M. MOTT TRUST dated February 6, 2020, husband and wife, hereinafter referred to as Grantor, whose post office address is 17980 35th St, Morning Sun, IA 52640, and MICHAEL ALEXANDER JOHNSON and ADA FERNANDEZ JOHNSON, husband and wife, hereinafter referred to as Grantee, whose post office address is 7207 Chestnut Street, Chevy Chase, MD 20815.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situated in Sarasota County, Florida:

Unit 301, HIDDEN LAGOOD BEACH CLUB, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1794, Page 341, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 24, Page 32, Public Records of Sarasota County, Florida;

subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year;

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor specially warrants the title to said property and will defend the same against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed on the date above written.

WITNESSES AS TO BOTH:

[Signature]
Print Name: Musniel Santos
Address:
1800 2nd Street, Suite 888
Sarasota, FL 34236

[Signature]
JAMES L. MOTT, individually, and as
Trustee of the JAMES L. MOTT TRUST
dated February 6, 2020

[Signature]
Print Name: Valarie Martin
Address:
1800 2nd Street, Suite 888
Sarasota, FL 34236

[Signature]
JEANNE M. MOTT, individually, and
as of the JEANNE M. MOTT Trust
dated February 6, 2020

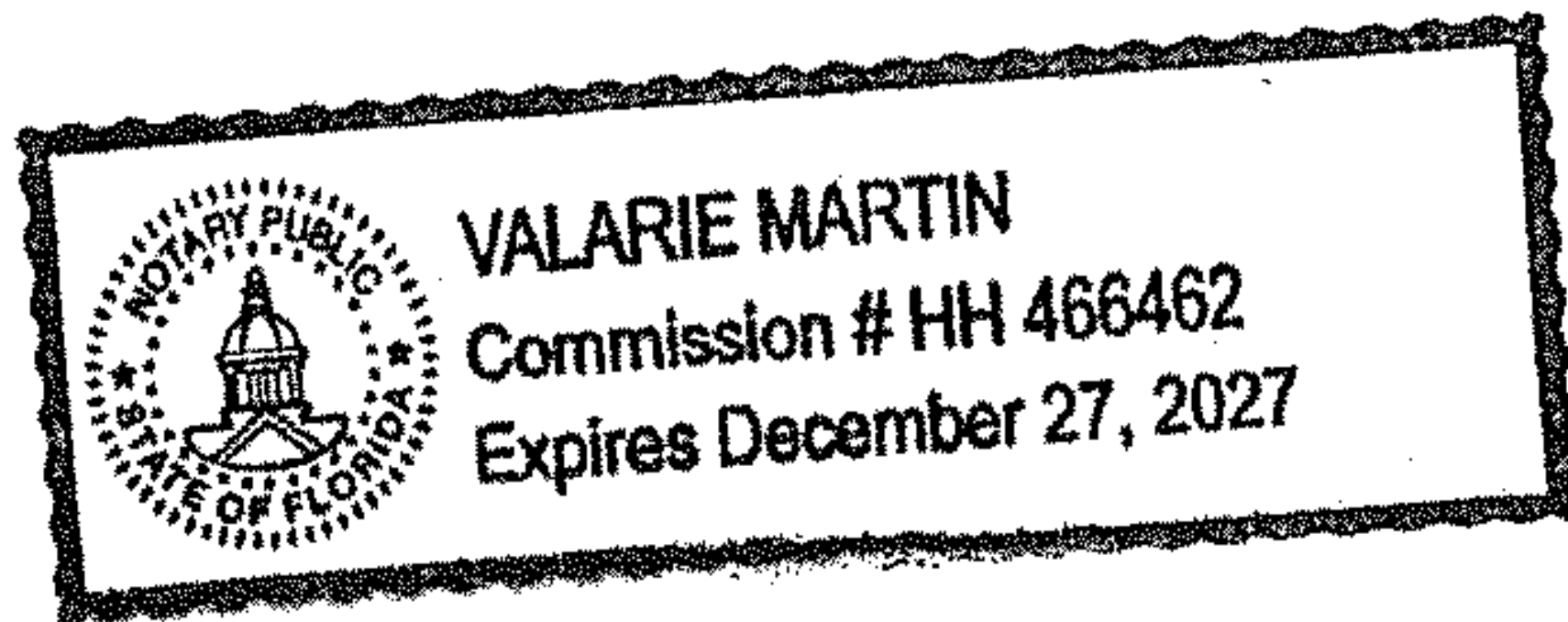
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of April 2026 by JAMES L. MOTT, Individually, and as Trustee of the JAMES L. MOTT TRUST dated February 6, 2020, and JEANNE M. MOTT, individually, and as of the JEANNE M. MOTT Trust dated February 6, 2020, who are personally known to me or who have produced Iowa Ds as identification. If no type of identification is indicated, the above-named persons are personally known to me.

(Notary Seal)

[Signature]
Signature of Notary Public

Valarie Martin
Print Name of Notary Public



I am a Notary Public of the State of Florida
and my commission expires on 12/27/2027.