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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502268

Consideration: \$2,075,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Natasha Selvaraj, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-49244-001

Doc Stamp-Deed: \$14,525.00

Property Appraiser's Parcel ID No.: 0009150033

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 2nd day of June, 2026, by and between **GERARD J. MOS, III AND MARTHA A. MOS, HUSBAND AND WIFE**, whose address is **1215 Stratford Road, Kansas City, MO 64113** (hereinafter "GRANTOR"), and **ALLEGRIA SUL MARE LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **1 Bluewater Hill, Westport, CT 06880** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 5, BLOCK H, COUNTRY CLUB SHORES, UNIT 4, PART 2, BLOCKS E, F, G, H, J, K & L, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 38 AND 38A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) William R. Lynch
Printed Name William R. Lynch
P.O. Address 7700 Shawnee Mission Pkwy
O.P. Kansas 66202

Gerard J. Mos, III
Martha A Mos
Gerard J. Mos, III
Martha A. Mos

(2) Jennifer S. Pope
Printed Name Jennifer S. Pope
P.O. Address 7700 Shawnee Mission Parkway
Overland Park, KS 66202

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of May, 2026, by Gerard J Mos, III and Martha A Mos, ☐ who is/are personally known to me or ☒ who has/have produced Drivers License as identification.

Reema Bounajem
Signature of Notary Public

Reema Bounajem
Print, Type/Stamp Name of Notary

