

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026079291 2 PG(S)**

6/11/2026 1:13 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505954

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Doc Stamp-Deed: \$4,375.00

Order No.: FTPA26-160154

APN/Parcel ID(s): 0177071124

WARRANTY DEED

THIS WARRANTY DEED dated June 8, 2026, by D. Paul Lamont and Patricia L. Lamont, husband and wife, individually and as Trustees of the D. Paul Lamont Revocable Trust of 2002, hereinafter called the grantor, to Korey Finnes and Jennifer Speas, as husband and wife, whose post office address is 500 Park Blvd S #127, Venice, FL 34285, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit N-216 of Parcel 17, Aldea Mar, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 719, Page(s) 513, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 31, 2025.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME

Patricia Motyka
Witness Signature #1

PATRICIA MOTYKA
Print Name

APT-L327
Address: 55 KENT LANE
Nashua, N.H. 03062

[Signature]
Witness Signature #2

John J. Rufange
Print Name

Address: 7 Pulpit Drive
Hudson NH 03051

D. Paul Lamont Revocable Trust of 2002

BY: [Signature]
D. Paul Lamont, Individually and as
Trustee

BY: [Signature]
Patricia L. Lamont, Individually and as
Trustee

Address: 55 Kent Lane L325
Nashua, NH 03062

State of NH

County of Millsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2026, by D. Paul Lamont and Patricia L. Lamont, Individually and as Trustees of the D. Paul Lamont Revocable Trust of 2002, to me known to be the person(s) described in or who has produced Driver's License as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

[Signature]
Notary Public
Print Name: John J. Rufange
Notary Public in and for the State of NH
My Commission Expires: 11-2-2027

(SEAL)

