

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086570 2 PG(S)

6/24/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512141

CONSIDERATION: \$1,700,000.00

DOC TAX: \$11,900.00

RECORD: \$18.50

PARCEL ID NO.: 0007-07-1009

Doc Stamp-Deed: \$11,900.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Jeffrey A. Grebe, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 24th day of June 2026, by and between **SVEN MOHR**, joined by his spouse **GARNETT ANN BLACK**, hereinafter referred to as Grantor, whose post office address is 2450 Harbourside Drive, #244, Longboat Key, FL 34228, and **SUZANNE B. ROSKI**, hereinafter referred to as Grantee, whose post office address is 5405 Kingsbury Road, Richmond, VA 23226.

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

Unit 131, Building 1, MARINA BAY, a Condominium, according to The Declaration of Condominium recorded in Official Records Book 2250, Page 1181, and all exhibits and amendments thereof, and recorded in Condominium Book 29, Page 6, as amended, 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 hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; 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. 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.

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

WITNESSES (as to both):

Bruce A. Myer
Witness Name: Bruce A. Myer

Witness Address: 628 OWLWAY
SARASOTA, FL 34236

Bruce Farlow
Witness Name: Bruce Farlow

Witness Address: 3808 GOLDEN
OKOLE HWY, SARASOTA 34232

Sven Mohr
SVEN MOHR

Garnett Ann Black
GARNETT ANN BLACK

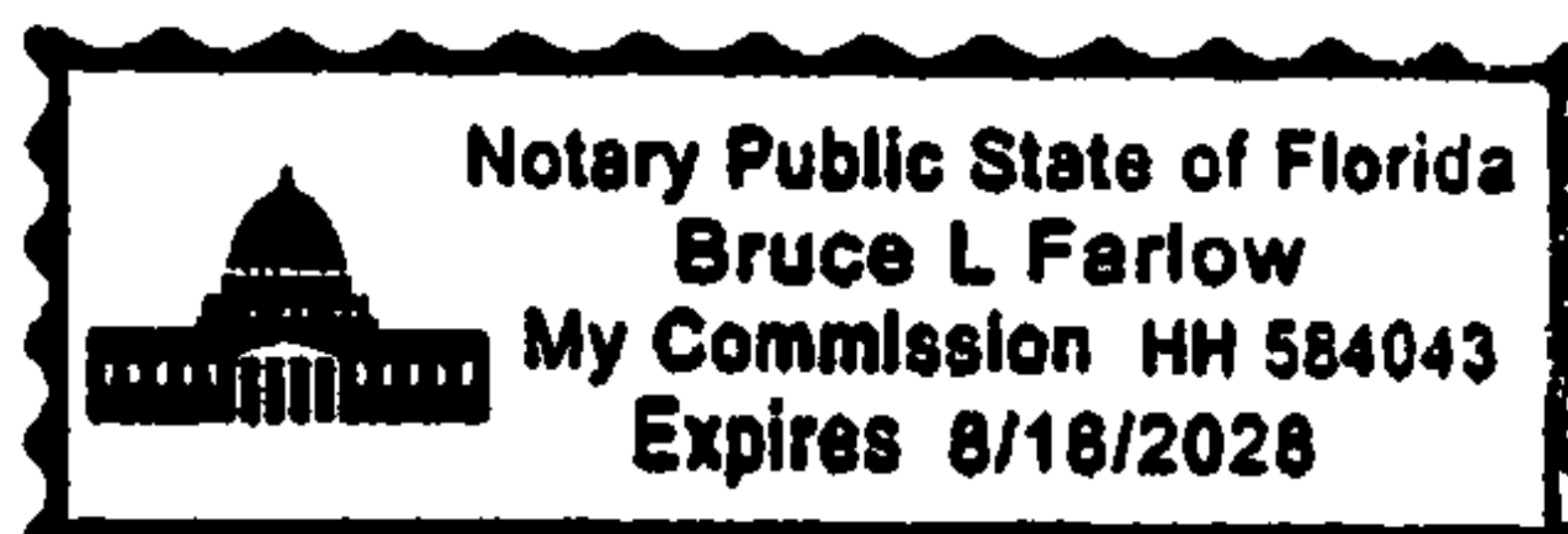
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of June 2026 by SVEN MOHR and GARNETT ANN BLACK, who are personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Bruce Farlow
Signature of Notary Public

(Notary Seal)

Bruce Farlow
Print Name of Notary Public



I am a Notary Public of the State of Florida,
and my commission expires on 8/18/28