

7/14/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519562

CONSIDERATION: \$355,000.00

DOC TAX: \$2,485.00

RECORD: \$19.50

Doc Stamp-Deed: \$2,485.00

PARCEL ID NO.: 0065040051

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Sarah Ferlazzo, Esq.

WARRANTY DEED

THIS INDENTURE is made as of the 14th day of July 2026, by and between **MOSHE COHEN**, a single man, individually and as Trustee of the **MOSHE COHEN REVOCABLE LIVING TRUST dated July 30, 2012**, hereinafter referred to as Grantor, whose post office address is 4860 Featherbed Lane, Sarasota, FL 34242, and **ALEXANDER W. LOVERIDGE and CHELSEY R. LOVERIDGE, husband and wife**, hereinafter referred to as Grantee, whose post office address is 5446 Foxwood Drive, Sarasota, FL 34232.

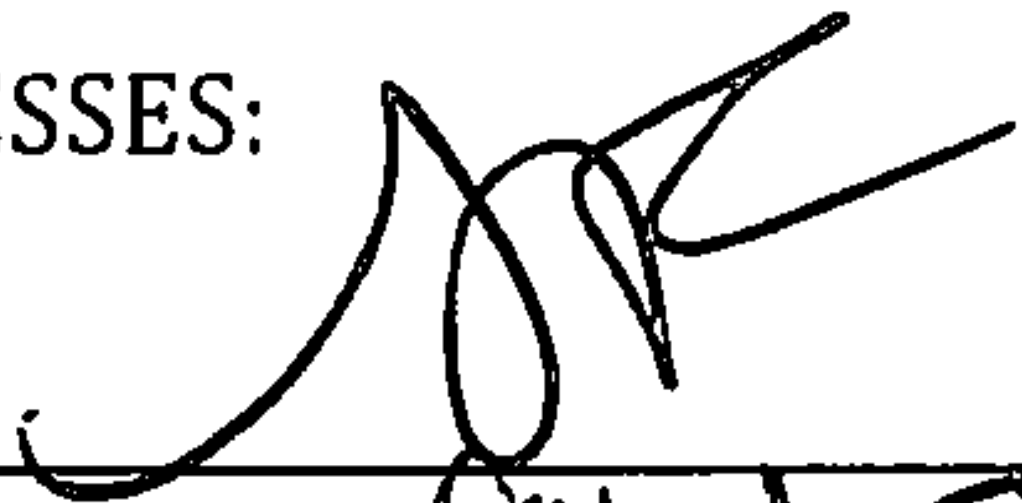
WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated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

Lot 1080, RIDGEWOOD ESTATES 19TH ADD, according to the map or plat thereof, as recorded in Plat Book 24, Page 38, of the Public Records of Sarasota County, Florida.

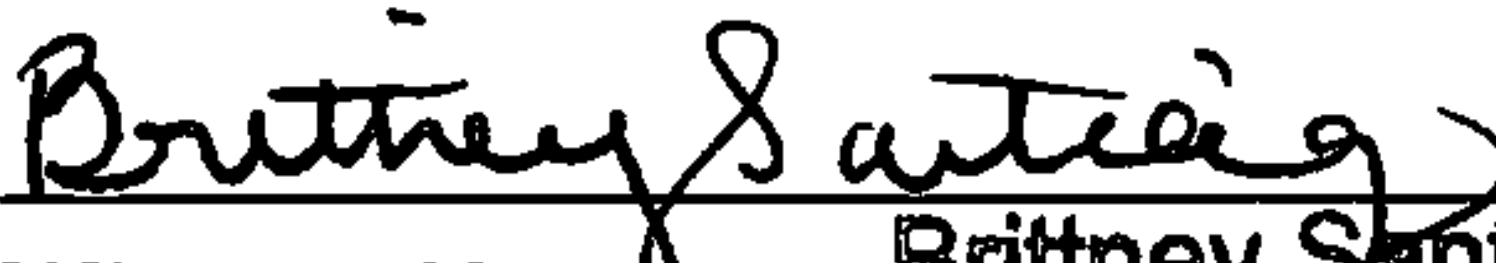
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

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:  50 Central Ave
8th Floor
Sarasota, FL 34236

Witness Name: Sarah Ferlazzo
8th Floor
Witness Address: Sarasota, FL 34236

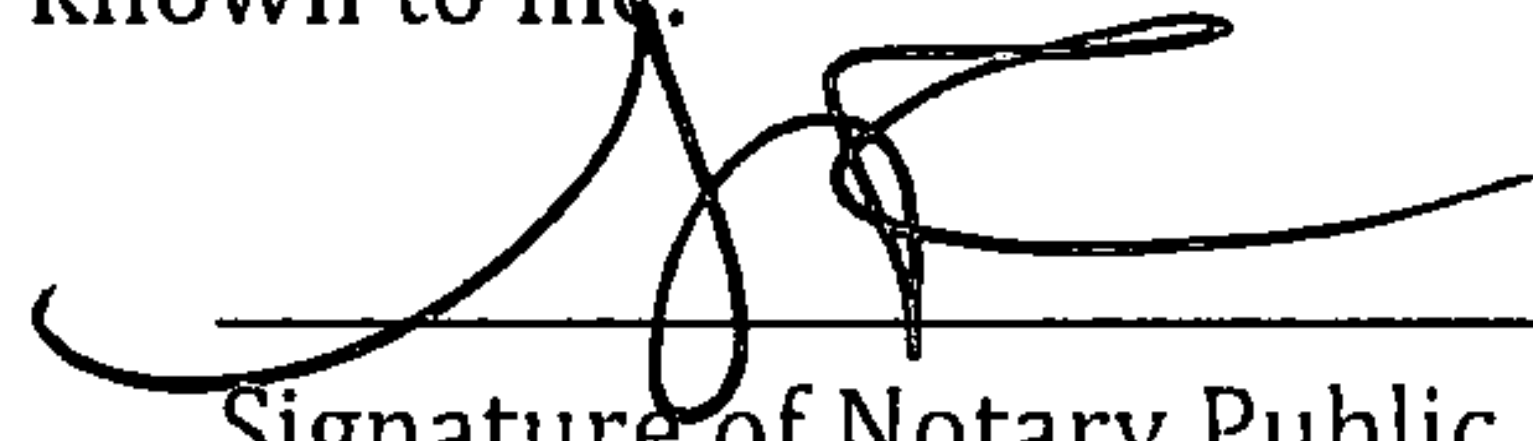

Witness Name: Brittney Santiago
50 Central Avenue
8th Floor
Witness Address: Sarasota, FL 34236

MOSHE COHEN REVOCABLE LIVING
TRUST dated July 30, 2012

By: 
MOSHE COHEN, individually and
as Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of July 2026 by MOSHE COHEN, individually and as Trustee of the MOSHE COHEN REVOCABLE LIVING TRUST dated July 30, 2012, who is personally known to me or who have produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.


Signature of Notary Public

(Notary Seal)

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on _____.

