

8/13/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532525

This Instrument Prepared by
and Return to:
Alexandra S. Glauser, Esq.
Trenam Law
1819 Main Street, Suite 610
Sarasota, Florida 34236

Doc Stamp-Deed: \$5,600.00

Purch. Price: \$800,000.00
Doc. Stamp.: \$5,600.00
Rec. Fee.: \$19.50 (including \$1.00 indexing fee)
Parcel ID: 0281020011

WARRANTY DEED

This Warranty Deed is made this 13th day of August, 2026, by **Derya Bora Hazar and Karen Patten Hazar, husband and wife**, whose mailing address is 542 Dover Road, Westwood, MA 02090, hereinafter collectively referred to as "Grantor," to **John Koshy and Kathleen Louise Koshy, as Co-Trustees of The John and Kathleen Koshy Revocable Trust u/a/d November 20, 2025**, as may be amended from time to time, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein, as provided for in Florida Statute §689.073, whose mailing address is 7817 Passionflower Dr, Sarasota, FL 34241, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

**LOT 32, WILDGRASS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 49, PAGE 17, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.**

The Parcel Identification Number of the above-described real property is 0281020011.

The above-described real property does not constitute the Grantor's homestead, or that of the Grantor's spouse or dependent family members, nor is it contiguous thereto.

Subject to governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that

Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Witness #1:

[Signature]
Print Name: Silvia Nasello
Address: 32 Freedom Way
Holkman, MA 01748
(witnessed as to both)

[Signature]
Derya Bora Hazar

Witness #2:

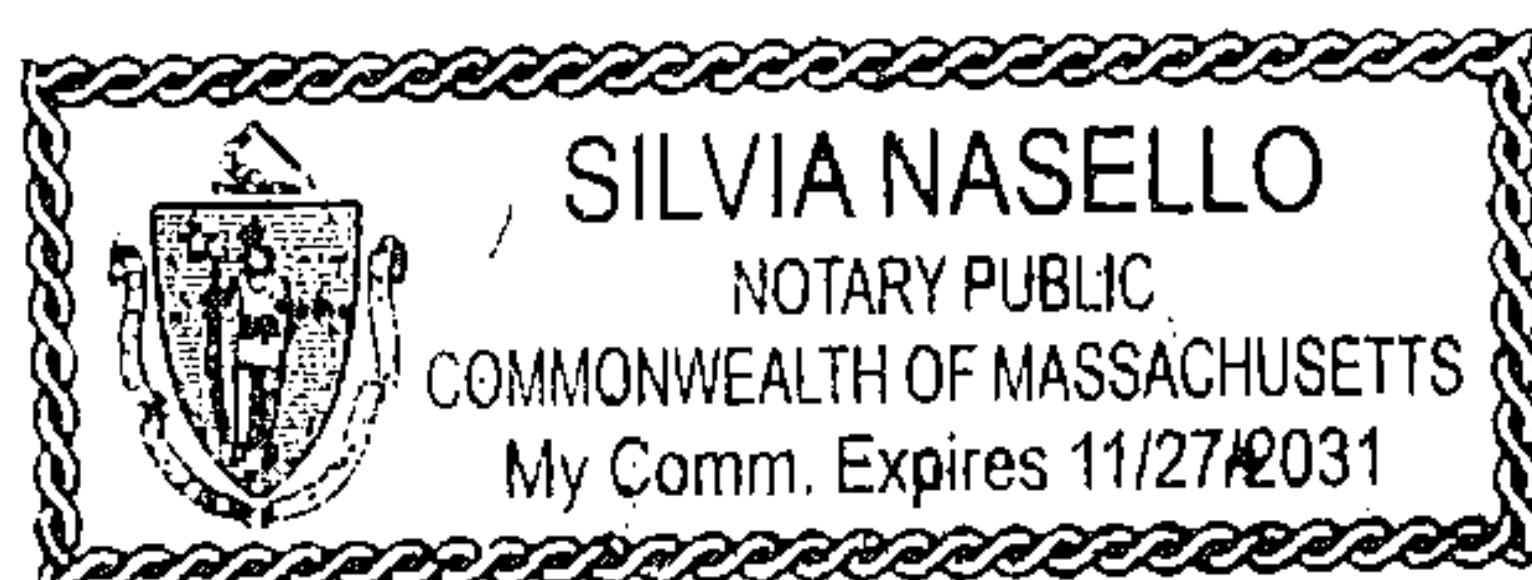
[Signature]
Print Name: URSULA GREEN
Address: 28 Miller Hill Rd
Dover, MA 01920
(witnessed as to both)

[Signature]
Karen Patten Hazar

STATE OF Massachusetts
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of August, 2026, by Derya Bora Hazar and Karen Patten Hazar, who ☐ is/are personally known to me or who ☒ has produced Massachusetts Drivers License as identification.

[Notary Seal]



Notary Public: [Signature]
Print Name: Silvia Nasello
My Commission Expires: 11/27/2031