

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119653 5 PG(S)

9/1/2026 4:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540142

Doc Stamp-Deed: \$0.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTE TO CLERK: Documentary Stamp Taxes in the amount of \$0.70 is due upon recordation of this Deed, as the conveyance is merely a change in the form of ownership by the entity who had owned and will continue to own these properties. There is no mortgage on the subject properties and no other consideration for this transfer. § 201.02, Fla. Stat. Ann.; Crescent Miami Center v. Florida Dept. of Revenue, 903 So. 2d 913 (Fla. 2005).

This instrument prepared by:

Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:

BCHH
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 31st day of August, 2026, is made and entered into by and between **ALTO Asset Company 1, LLC, formerly known as SRMZ 4 Asset Company 1, LLC, both being Delaware limited liability companies**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701 ("Grantor")*, and **ALTO Asset Company 2, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701 ("Grantee")*.

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Sarasota, in the State of Florida, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 19 day of August, 2026.

SIGNED, SEALED AND DELIVERED in the presence of:

GRANTOR:

**ALTO Asset Company 1, LLC,
a Delaware limited liability company**

Kath Steens
Witness
Print Name: Katherine Steens
ADDRESS: 1221 Avenue of the Americas, New York, NY 10020

By: Matthew McManus
Name: Matthew McManus
Title: Vice President

Gregory Soon
Witness
Print Name: Gregory Soon
ADDRESS: 1221 Avenue of the Americas New York NY 10020

STATE OF NEW YORK §
COUNTY OF NEW YORK §

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ remote online notarization, this 19th day of August, 2026, by Matthew McManus, as Vice President for ALTO Asset Company 1, LLC, a Delaware limited liability company, on behalf of the company.

☒ Personally Known, or ☐ Identification Produced (_____)

SEAL:

Denise Treasure
Notary Public

Commission Expires: 9-3-26

☐ Online Notary

DENISE TREASURE
Notary Public, State of New York
No. 01TR5065211
Qualified in Queens County
Commission Expires September 3, 2026

Exhibit "A"
Legal Description(s)

TRACT 1:

Lots 13909 and 13910, South Venice Unit 53, according to the plat thereof, as recorded in Plat Book 7, Page 20 of the public records of Sarasota County, Florida, which plat is incorporated herein by reference.

COMMONLY KNOWN AS: 141 Loyola Rd, Venice, FL 34293
PARCEL ID: 0470130106
TITLE FILE NO: p1677078-1

TRACT 2:

Lot 9, Block 83, South Gate Unit No. 20 Subdivision, as per plat thereof recorded at Plat Book 9, Page 71 of the Public Records of Sarasota County, Florida.

COMMONLY KNOWN AS: 2944 Upper Tangelo Dr, Sarasota, FL 34239
PARCEL ID: 0058130012
TITLE FILE NO: p2881244-1

TRACT 3:

Lot 241 of SARASOTA SPRINGS, UNIT 2, according to the map or plat thereof, as recorded at Plat Book 8, Page 6 of the Public Records of Sarasota County, Florida.

COMMONLY KNOWN AS: 3302 Cambridge Dr, Sarasota, FL 34232
PARCEL ID: 0061080076
TITLE FILE NO: p1676939-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1(141 LOYOLA RD, VENICE, FL 34293) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7, Page 20, of the Public Records of Sarasota County, Florida.
- (2) Covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 3 Page 549, of the Public Records of Sarasota County, Florida.
- (3) Agreement(s) recorded at Book 93, Page 635, of the Public Records of Sarasota County, Florida.

AS TO TRACT 2 (2944 UPPER TANGELO DR, SARASOTA, FL 34239) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 9, Page 71.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Deed Book 398, Page 114; O.R. Book 51, Page 675; Book 1148, Page 2088; O.R. Book 2364, Page 1124; O.R. Book 2919, Page 524 and Book 2919, Page 579.

AS TO TRACT 3 (3302 CAMBRIDGE DR, SARASOTA, FL 34232) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 8, Page 6, of the Public Records of Sarasota County, Florida.
- (2) Covenant(s), Condition(s) and/or Restriction(s) as set forth in instrument(s) recorded at O.R. Book 568, Page 469, of the Public Records of Sarasota County, Florida.