

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119654 6 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 4, LLC, formerly known as SRMZ 3, LLC, successor by merger to SRMZ 1, LLC and SRMZ 2, LLC, all 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.

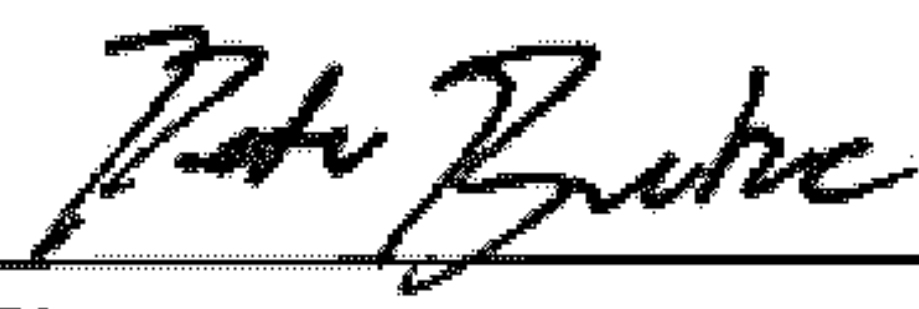
[SIGNATURE PAGE FOLLOWS]

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

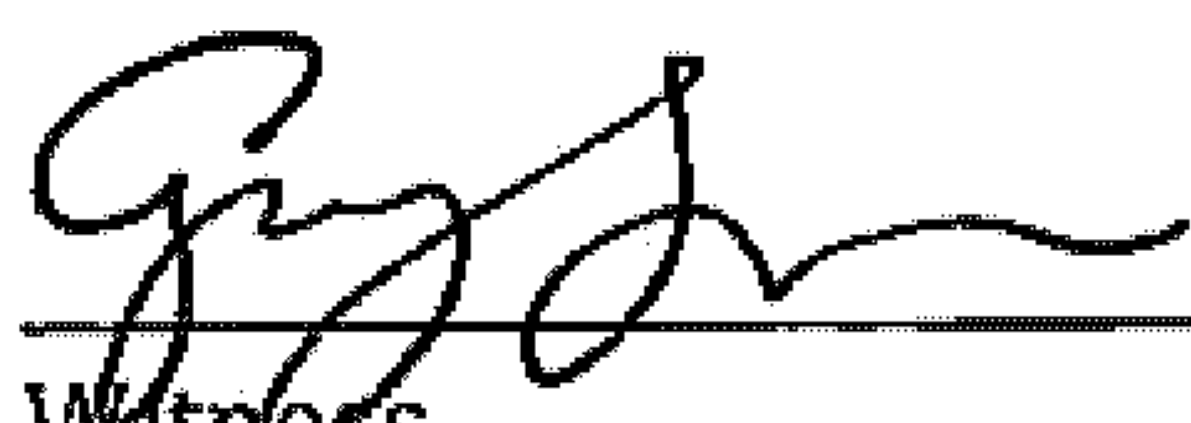
SIGNED, SEALED AND DELIVERED in the presence of:

GRANTOR:

**ALTO Asset Company 4, LLC,
a Delaware limited liability company**


Witness
Print Name: Peter Burke
ADDRESS: 1221 Avenue of the Americas
New York, NY 10020

By: 
Name: Matthew McManus
Title: Vice President

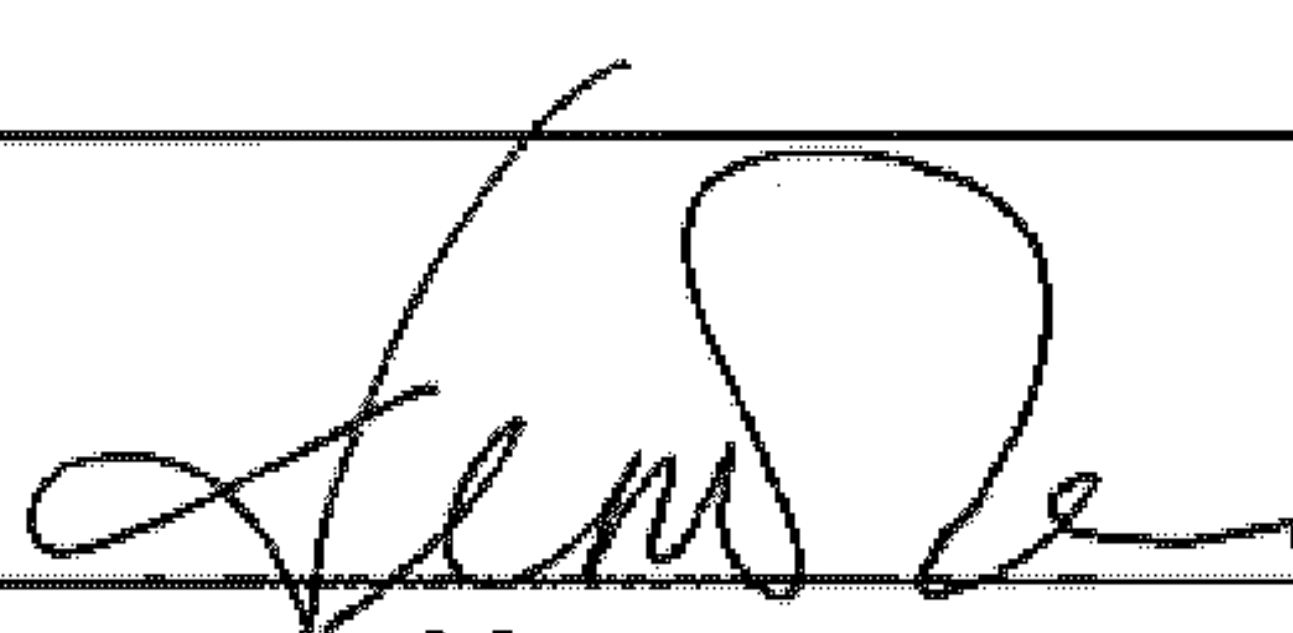

Witness
Print Name: Gregory Soan
ADDRESS: 1221 Avenue of the Americas
NEW YORK NY 10020

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 4, LLC, a Delaware limited liability company, on behalf of the company.

☒ Personally Known, or ☐ Identification Produced (_____)

SEAL:


Notary Public
Commission Expires: 9-3-26
☐ Online Notary

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

Exhibit "A"
Legal Description(s)

TRACT 1:

Lots 1447 and 1448, and the westerly ½ of Lot 1449 (being a 20-foot by 100-foot rectangle adjacent to Lot 1448) of SOUTH VENICE, UNIT NO. 5, according to the map or plat thereof, as recorded at Plat Book 6, Page 33, of the Public Records of Sarasota County, Florida.

COMMONLY KNOWN AS: 1023 Poinciana Rd, Venice, FL 34293
PARCEL ID: 0459050114
TITLE FILE NO: p1676998-1

TRACT 2:

Lot 11 in Block 5 of EASTWOOD OAKS UNIT NUMBER 5, according to the map or plat thereof, as recorded at Plat Book 16, Pages 1 and 1A, of the Public Records of Sarasota County, Florida.

COMMONLY KNOWN AS: 3812 Buckeye Circle, Sarasota, FL 34232
PARCEL ID: 2033110022
TITLE FILE NO: p6139994-1

TRACT 3:

Lot 12 in Block 696 of 17TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded at Plat Book 13, Pages 16 and 16A through 16L, inclusive, of the Public Records of Sarasota County, Florida.

COMMONLY KNOWN AS: 4173 Pincushion St, North Port, FL 34286
PARCEL ID: 0956069612
TITLE FILE NO: p6741601-1

TRACT 4:

Lot 15 in Block 2510 of 50TH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded at Plat Book 21, Pages 7 and 7A through 7H, inclusive, of the Public Records of Sarasota County, Florida.

COMMONLY KNOWN AS: 7583 Darlene St, North Port, FL 34287
PARCEL ID: 0998251015
TITLE FILE NO: p6738236-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1(1023 POINCIANA RD, VENICE, FL 34293) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6, Page 33.
- (2) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 93, Page 635.
- (3) Resolution(s) as set forth in instrument(s) recorded at Book 357, Page 209.

AS TO TRACT 2 (3812 BUCKEYE CIRCLE, SARASOTA, FL 34232) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 16, Pages 1 and 1A.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 221, Page 304.

AS TO TRACT 3 (4173 PINCUSHION ST, NORTH PORT, FL 34286) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 13, Pages 16 and 16A through 16L, inclusive.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 276, Page 616; Book 1886, Page 1825 and Book 1941, Page 6.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 2460, Page 1191; Book 1886, Page 1823; Book 1941, Page 16; Book 2941, Page 831 and Book 2941, Page 835.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 4 (7583 DARLENE ST, NORTH PORT, FL 34287) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 21, Pages 7 and 7A through 7H, inclusive.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 930, Page 323; Book 1886, Page 1825 and Book 1941, Page 6.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 2460, Page 1191; Book 2941, Page 831; Book 2941, Page 835 and Book 2450, Page 2321.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 930, Page 328.