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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546822

Prepared by and return to:

Christopher D. Smith, Sr., Esq

Bar No.: 605433

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File Number: 2026.084

Doc Stamp-Deed: \$6,335.00

PID: 0245-10-0015

Consideration: \$905,000.00

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Warranty Deed

This Warranty Deed is this 18th day of September, 2026 between **Paul D. Kooser and Wendy Kooser, Husband and Wife**, whose post office address is 31961 Sandspirit Place, Wesley Chapel, FL 33543, grantor, and **Aaron D. Alfano and Deepa Alfano, Husband and Wife**, whose post office address is 80 Batterson Park Road, Apt 130, Farmington, CT 06032, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, transferred and sold to the said grantee, and grantee's heirs and assigns forever, all of grantor's right, title and interest in the following described land, which is situate, lying and being in Sarasota County, Florida, to-wit:

LOT 155, ARTISTRY, PHASE 1A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGES 45, 45-A THROUGH 45-U, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Monica F. Ischinger
P.O. Address: 1561 Lakefront Dr. SE 204
Sarasota, FL 34240

Paul D. Kooser
Paul D. Kooser

Witness Matt Trumbly
Printed Name: 1561 Lakefront Dr. SE 204
P.O. Address: Sarasota, FL 34240

Witness
Printed Name: Monica F. Ischinger
P.O. Address: 1561 Lakefront Dr. SE 204
Sarasota, FL 34240

Wendy Kooser
Wendy Kooser

Witness
Printed Name: Matt Trumbly
P.O. Address: 1561 Lakefront Dr. SE 204
Sarasota, FL 34240

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of September, 2026 by Paul D. Kooser and Wendy Kooser who ☐ are personally known or ☒ have produced Valid FL DL as identification.

[Seal]



Monica F. Ischinger
Notary Public
Print Name: Monica F. Ischinger
My Commission Expires: 1-4-2030