

Consideration: \$820,000.00
Recording Fees: \$18.50
Documentary Stamps: \$5,740.00

Prepared by and Return To:



DUNLAP | MORAN
ATTORNEYS AT LAW

ev
Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No.: 25243-1

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026039258 2 PG(S)
March 26, 2026 02:11:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$5,740.00



WARRANTY DEED

This Warranty Deed is made by **Frank Fashard Vaziri, joined by his spouse, Effat Vaziri Ghazi**, hereinafter referred to as "Grantor," to **John H. Goddard Jr. and Sandra E. Goddard, husband and wife**, whose address is: 770 S. Palm Ave #404, Sarasota, FL 34236, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Unit 404, of EMBASSY HOUSE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1140, Page(s) 1847, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 9, Page 27, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

The Property Appraiser's Parcel Identification Number for the above described property is: 2036032013.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

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 not set forth herein.

Executed on the 26 day of March, 2026.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness 1 Signature

Witness 1 Printed Name:

Scott W Dunlap

Witness 1 Address:

22 S. Links
Sarasota FL 34236

As to all Grantors

Witness 2 Signature

Witness 2 Printed Name:

Tammy L Garner

Witness 2 Address:

1273 North Dr.
Sarasota FL 34239

As to all Grantors

GRANTOR:

Frank Fashard Vaziri
6337 Isla Del Ray
Sarasota, FL 34240

Effat Vaziri Ghazi
6337 Isla Del Ray
Sarasota, FL 34240

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization on March 26, 2026, by **Frank Fashard Vaziri and Effat Vaziri Ghazi.**

Personally known
or Produced Identification
Type of Identification Produced Dr Lic

Notary Public

Print Name: Scott Dunlap

My Commission Expires:

