

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049748 2 PG(S)**

4/15/2026 2:48 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3480822

Prepared by (and return to):

Erin H. Christy, Esq.



1515 Ringling Boulevard, Suite 320  
Sarasota, FL 34236

Consideration: \$2,500,000.00

Doc Stamps: \$17,500.00

Recording Fee: \$18.50

Parcel Identification Number(s): 2017104091

**Doc Stamp-Deed: \$17,500.00**

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**WARRANTY DEED**

This Warranty Deed is made effective this 15th day of April, 2026, by Mamdouha Ahdab Barmada, a single woman, whose post office address is 4214 Oakridge Lane, Chevy Chase, MD 20815, hereinafter referred to as "Grantor", to Evelyn Panichi, whose post office address is 81 Willow Brook Road Stanford, NY 12514, hereinafter referred to as "Grantee".

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 conveys to Grantee the following described real property in Sarasota County, Florida:

UNIT B-1006, THE L'ELEGANCE ON LIDO BEACH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2814, PAGE 916, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 31, PAGES 12, 12A THROUGH 12H, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

WITNESSES:

Witness#1 Sign: [Signature]  
Witness#1 Print: ANSEEN MUONEKE  
Witness #1 Address: 16220 Bushwick Pl  
Derwood MD 20855

Witness#2 Sign: [Signature]  
Witness#2 Print: OBIANANMA MUONEKE  
Witness #2 Address: 16220 Bushwick Place  
Derwood MD 20855

MAMDOUNHA AHDAB BARMADA, BY FADY  
BARMADA, Her Attorney-In-Fact  
Mamdouha Ahdab Barmada, by Fady  
Barmada, her Attorney-In-Fact

STATE OF MARYLAND  
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9th day of April, 2026, by Fady Barmada, as Attorney-In-Fact for Mamdouha Ahdab Barmada, who  is personally known to me, or  has produced DRIVERS license as identification.

(SEAL)

OBIANANMA MUONEKE  
NOTARY PUBLIC  
MONTGOMERY COUNTY  
MARYLAND  
MY COMMISSION EXPIRES May 29, 2029

[Signature]  
Notary Public  
Print Name: OBIANANMA MUONEKE  
My Commission Expires: 05/29/2029