

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026056389 3 PG(S)**

4/28/2026 2:30 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3486649

**Doc Stamp-Deed: \$2,449.30**

**This instrument was prepared by:**

**Robert R. Hoose, Esq.**

**Clunk, Hoose Co., LPA**

**495 Wolf Ledges Parkway**

**Akron, OH 44311**

**Phone: 330-436-6700**

**After Recording Mail To:**

Omega Title Agency, LLC

495 Wolf Ledges Parkway, Suite 1

Akron, OH 44311

File No.: FL2026-27274 REO ID: A2500FL

**SPECIAL WARRANTY DEED**

Exempt from Grantor tax pursuant to Florida Code Section 12B-4.014(8)

THIS SPECIAL WARRANTY DEED made and entered into on this 27th day of April, 2026, by and between **Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America**, a mailing address of P.O. Box 650043, Dallas, TX 75265-0043, **GRANTOR**, and **Shane George Cote and Madison Taylor Cote**, husband and wife for their joint lives, remainder to the survivor of them, whose tax mailing address is **124 Da Vinci Drive, Nokomis, FL 34275**, GRANTEES,

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, 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 **THREE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED Dollars \$349,900.00**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in SARASOTA County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

**Prior Deed Reference: Special Warranty Deed recorded August 12, 2025 as Instrument 2025120946.**

**MORE commonly known as: 124 Da Vinci Drive, Nokomis, FL 34275**, together with all appurtenant rights, privileges and easements thereunto belonging (hereinafter referred to as the "Premises"),

SUBJECT TO (1) taxes and assessments which are a lien, but not yet due and payable and (2) any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

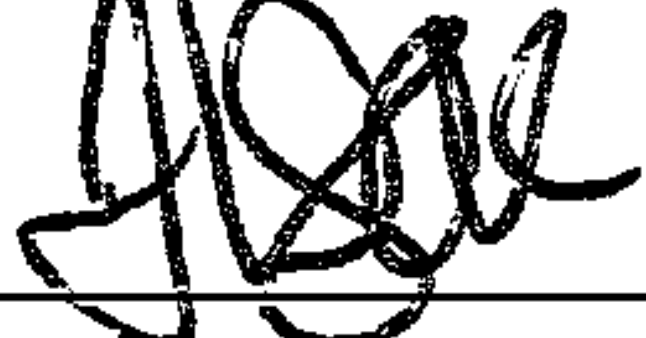
TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.


**EXECUTED this 27th day of April, 2026**

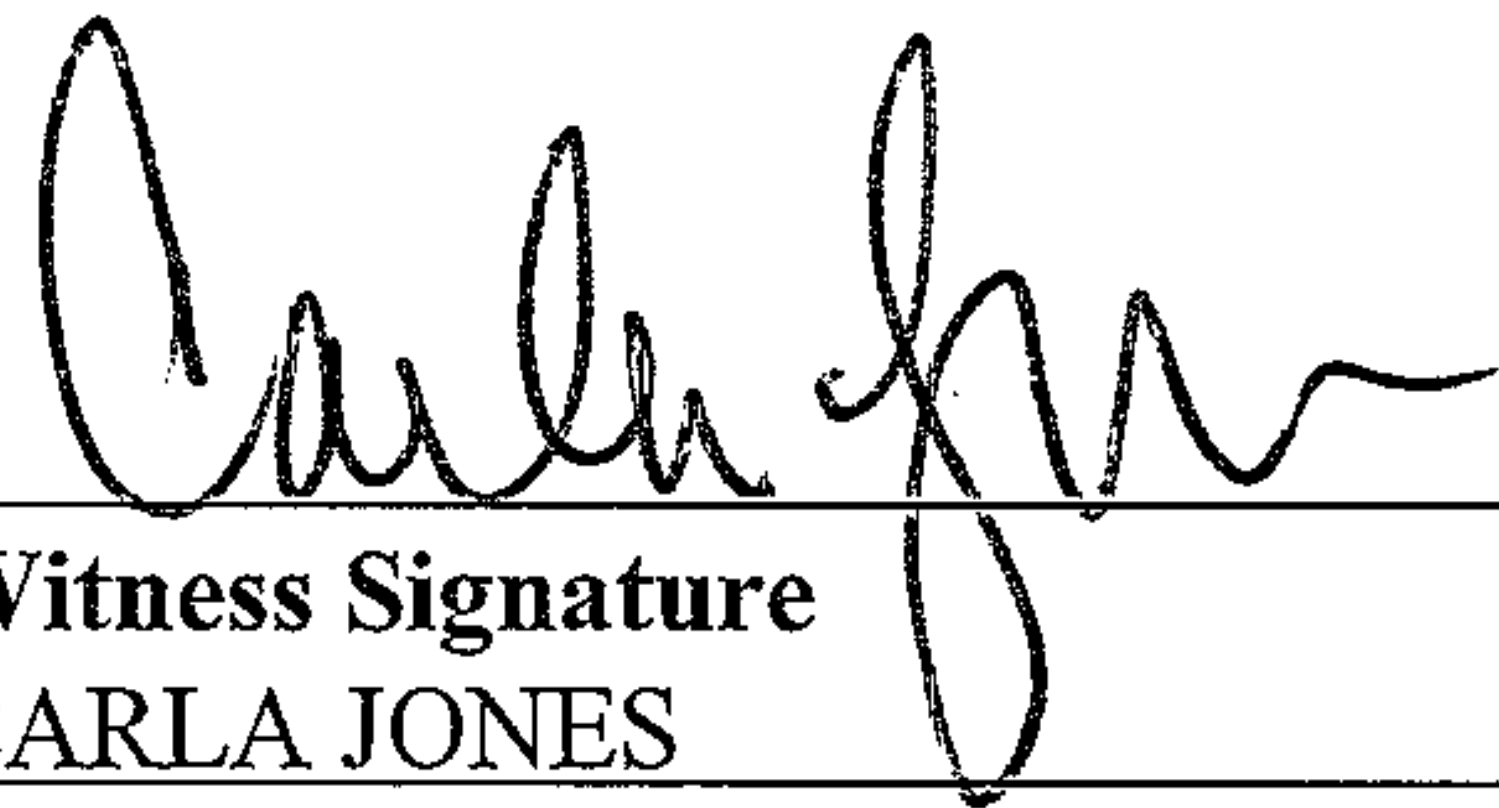
**Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America**

**by: Omega Title Agency, LLC, its Attorney-in-Fact**

By:   
**John D. Clunk II**  
Its Assistant Secretary

Signed, sealed and delivered in presence of:

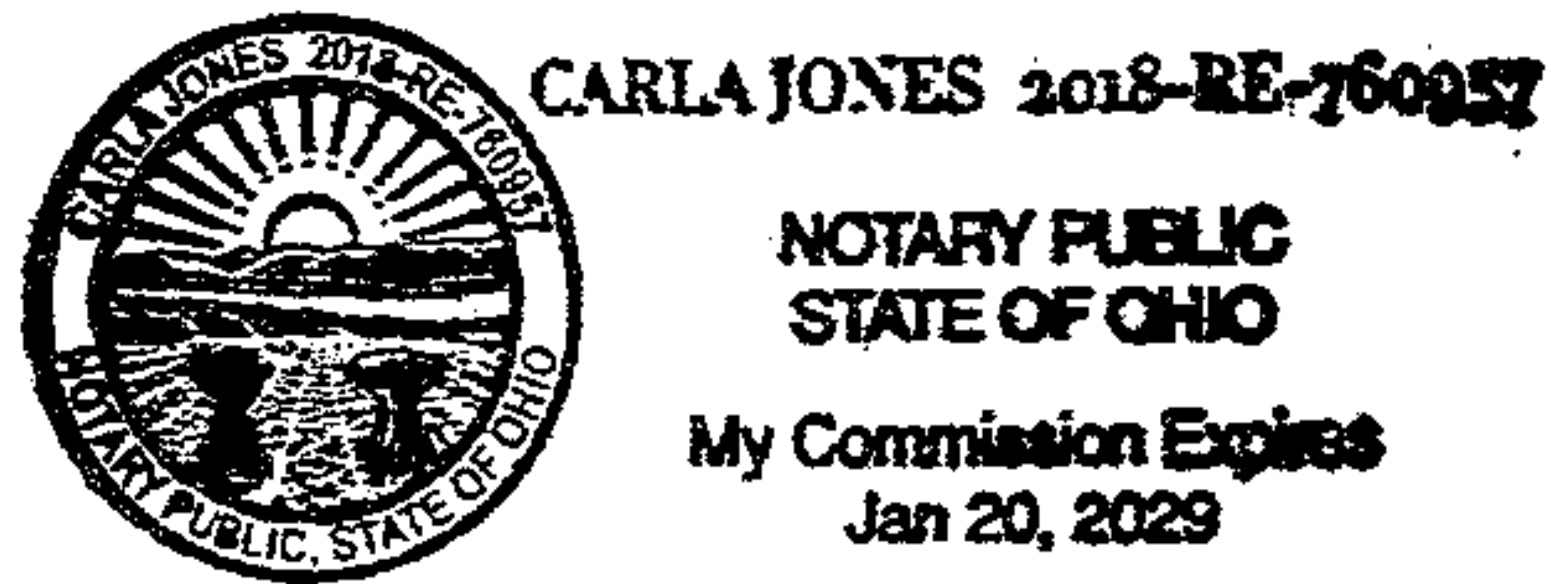
  
Witness Signature  
ERNEST KEITH  
Printed Name of First Witness  
495 Wolf Ledges Parkway, Akron, OH 44311

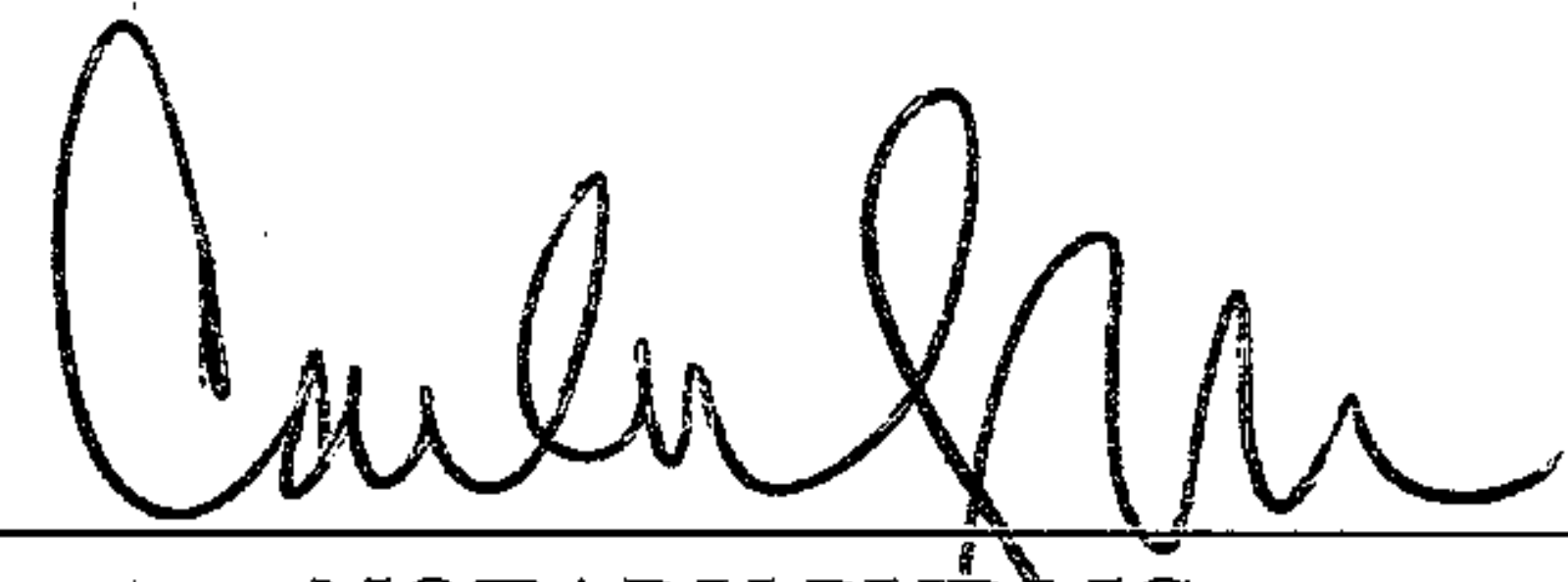
  
Witness Signature  
CARLA JONES  
Printed Name of Second Witness  
495 Wolf Ledges Parkway, Akron, OH 44311

STATE OF OHIO )  
COUNTY OF SUMMIT ) SS

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 27th day of April, 2026, by John D. Clunk II, the Assistant Secretary of Omega Title Agency, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, the Grantor in the foregoing deed.

NOTARY STAMP/SEAL



  
NOTARY PUBLIC  
My Commission Expires: 4/20/2029

Personally Known: X  
OR Produced Identification: \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**Power of Attorney recorded March 6, 2026 as Instrument 2026029534 in SARASOTA County, Florida records.**

**EXHIBIT A**  
**(LEGAL DESCRIPTION)**

Lot 8, Block O, Sorrento East Unit No. 3, according to the Plat thereof, recorded in Plat Book 21, Page(s) 12, 12A and 12B, of the Public Records of Sarasota County, Florida.

Parcel No.: **0160070031**

Property Address.: **124 Da Vinci Drive, Nokomis, FL 34275**