

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026061874 3 PG(S)**

This Instrument Prepared by:  
Karen Peterson  
Suncoast One Title & Closings, Inc  
5620 Tara Boulevard  
Suite 101  
Bradenton, FL 34203

After Recording Return to:  
Suncoast One Title & Closings, Inc  
5620 Tara Boulevard  
Suite 101  
Bradenton, FL 34203

Parcel Identification Number:  
0401-11-1005

HUD Case # 093-601792

5/7/2026 2:00 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3491277

**Doc Stamp-Deed: \$1,155.70**

(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 7th day of May, 2026 between Secretary of Housing and Urban Development Inc., a Corporation, whose mailing address is 77 Forsyth Street SW, Atlanta, GA 30303, ("Grantor") to, Ira H. Hecht, a single man, whose mailing address is PO Box 1, Nokomis, FL 34274-0001 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Sarasota County, Florida and fully described as follows:

Unit No. 5, THE FAIRWAYS OF CAPRI, PHASE I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1481, Page 1285, and Condominium Book 18, Pages 3, 3A and 3B, together with any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

Secretary of Housing and Urban Development Inc., a Corporation

By: Alfreda Mayes

Its: Alfreda Mayes, Designated Agents

WITNESSES:

Mark Lewis

WITNESS

PRINT NAME: Mark Lewis

Yvonne Mayes-Moales

WITNESS

PRINT NAME: Yvonne Mayes-Moales

3575 Piedmont Road, NE, Building 15, Ste. L-120  
Atlanta GA 30305

WITNESS 1 ADDRESS

3575 Piedmont Road, NE, Building 15, Ste. L-120  
Atlanta GA 30305

WITNESS 2 ADDRESS

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2026, by Alfreda Mayes the Designated Agents of Secretary of Housing and Urban Development, a United States Corporation, on behalf of the corporation,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

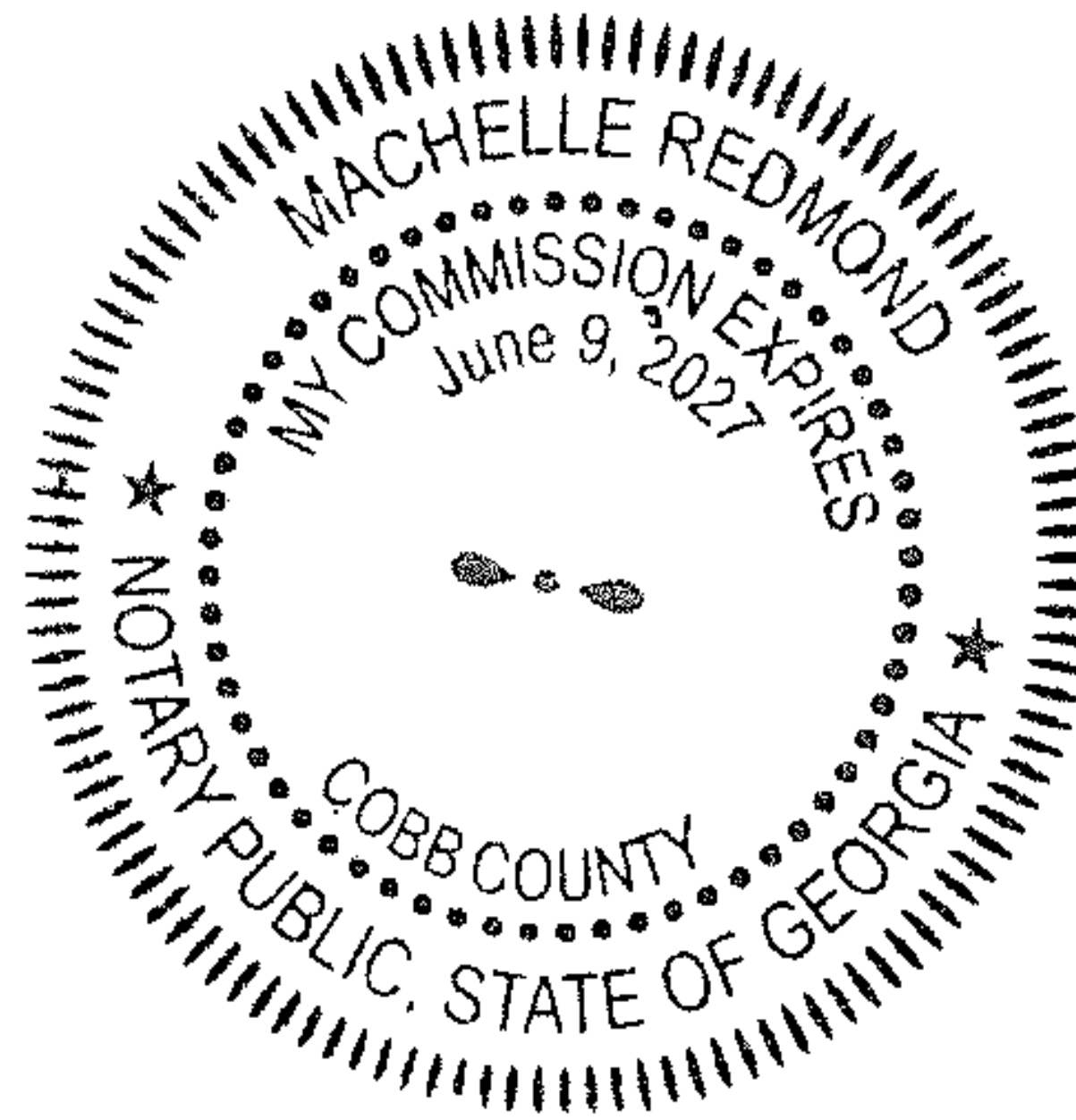
Machelle Redmond

Signature of Notary Public

Machelle Redmond, Notary

Print, Type/Stamp Name of Notary

06/09/2027



U. S. Department of Housing and Urban Development  
Atlanta Homeownership Center  
77 Forsyth Street SW  
Atlanta, Georgia 30303-2806  
(800) CALLFHA or (800) 225-5342



Machelle Redmond  
Raine Company LLC  
15 Piedmont Center, NE, Suite L-120  
Atlanta, GA 30305

Dear Ms. Redmond:

SUBJECT: Delegation of Authority for Contract Area – 5A/8A Asset Manager

In accordance with the re-delegation of Authority, dated July 18, 2005, and executed by the Assistant Secretary for Housing-Federal Housing Commissioner, the authority to execute all documents necessary in connection with the management and sale of residential real property acquired by HUD under its insured mortgage programs, including the authority to execute, acknowledge, seal, and deliver any agreements of sale, special warranty deeds, closing disclosures, and any other instrument that may be necessary in connection with property management and sales on behalf of the Department, is hereby delegated to:

<u>Name of Authorized Employee</u>	<u>Title</u>
Machelle Redmond	Principal
Alfreda Mayes	Senior Contract Manager
Vernessya Tate	Contract Manager
Grace H. Feguer	Authorized Signer
Michelle Mitchell	Authorized Signer
Lisa Stone	Authorized Signer
Mark Lewis	Authorized Signer
Lanita Little-Maness	Authorized Signer
Ameer Drake	Authorized Signer
LaShaunda Wright	Authorized Signer

Effective **December 2, 2024**, the delegated authority granted in this document shall commence and be in full force and effect. Such delegated authority shall remain in full force and effect until **September 29, 2026**, unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted.

Sincerely,

**VALERIE  
WILLIAMS**

Digitally signed by VALERIE WILLIAMS  
DN: cn = VALERIE WILLIAMS O = US  
G = U.S. Government OU = Department  
of Housing and Urban Development  
Office of Administration  
Date: 2025.09.26 09:40:45 -04:00

Valerie D. Williams  
Director  
Atlanta Homeownership Center