

Consideration: \$599,000.00

Prepared by and return to:
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Attn: T.R. Smith, Esq.
8433 Enterprise Circle, Suite 200
Lakewood Ranch, FL 34202
26-31116-030

5/8/2026 3:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3492044

Doc Stamp-Deed: \$4,193.00

Property Appraiser's Parcel ID No.: 2027056006
(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 7th day of May, 2026, by and between **Thomas James Mannausa, an unmarried man**, whose address is **1070 Whitfield Avenue, Sarasota, FL 34243** (hereinafter "GRANTOR"), and **M&J Pham Development LLC, a Florida limited liability company**, whose address is **3562 South Osprey Avenue, Suite A, Sarasota, FL 34239** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 202, THE JEWEL, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2016079332, AND AS PER THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 43, PAGE 12, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

* No parking spaces are being conveyed by Grantor to Grantee as part of this deed. To the best of Grantor's knowledge, no parking spaces are currently appurtenant to the above-described Unit 202, as of the effective date of this Warranty Deed. For purposes of clarity, if and to the extent that any parking spaces in the Condominium are appurtenant to the above-described Unit 202, as of the effective date of this Warranty Deed, Grantor hereby irrevocably assigns, transfers and conveys said parking spaces to Unit 201, The Jewel, which is also owned by Grantor; and the exclusive right to use any such parking spaces shall, henceforth, be a limited common element appurtenant to Unit 201, The Jewel, a Condominium.

{acknowledgment signatures on following page}

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Gabrielle Turpin*
Printed Name Gabrielle Turpin
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

GRANTOR:
Thomas James Mannausa
Thomas James Mannausa

(2) *Samantha M. Bo*
Printed Name Samantha M. Bo
P.O. Address: 3700 South Tamiami Trail
Sarasota, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of May, 2026, by Thomas James Mannausa, who is/are personally known to me or who has/have produced FL DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

