

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065465 2 PG(S)**

**5/14/2026 2:50 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3494423**

Consideration: \$343,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: David Reider, Esq.  
525 1st Avenue N  
St. Petersburg, FL 33701  
26-48930-001

**Doc Stamp-Deed: \$2,401.00**

Property Appraiser's Parcel ID No.: 0088-06-0001

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 14th day of May, 2026, by and between **PAMELA J. MURPHY A/K/A PAMELA J. MURRAY, AN UNMARRIED WOMAN**, whose address is **117 Adams Ave, Cohoes, NY 12047**, **JENNIFER S. CHALFA, AN UNMARRIED WOMAN**, whose address is **5663 Summerside Lane, Sarasota, FL 34231**, and **GREGORY S. CHALFA, A MARRIED MAN**, whose address is **PO Box 233 Sautee, GA, 30571** (hereinafter "GRANTOR"), and **MM STUDIO LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **5851 Los Verdes Court, Bradenton, FL 34210** (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:

LOT 1, SUN HAVEN SUBDIVISION, UNIT NO. 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 2, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

*(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) Stephanie Leandre  
Printed Name Stephanie Leandre  
P.O. Address 538 Bassett Dr  
Kissimmee FL 34758

(2) Berjoh Elise Fullilove  
Printed Name Berjoh Elise Fullilove  
P.O. Address 3971 SW Laffite St  
Port St. Lucie FL 34953

GRANTOR:

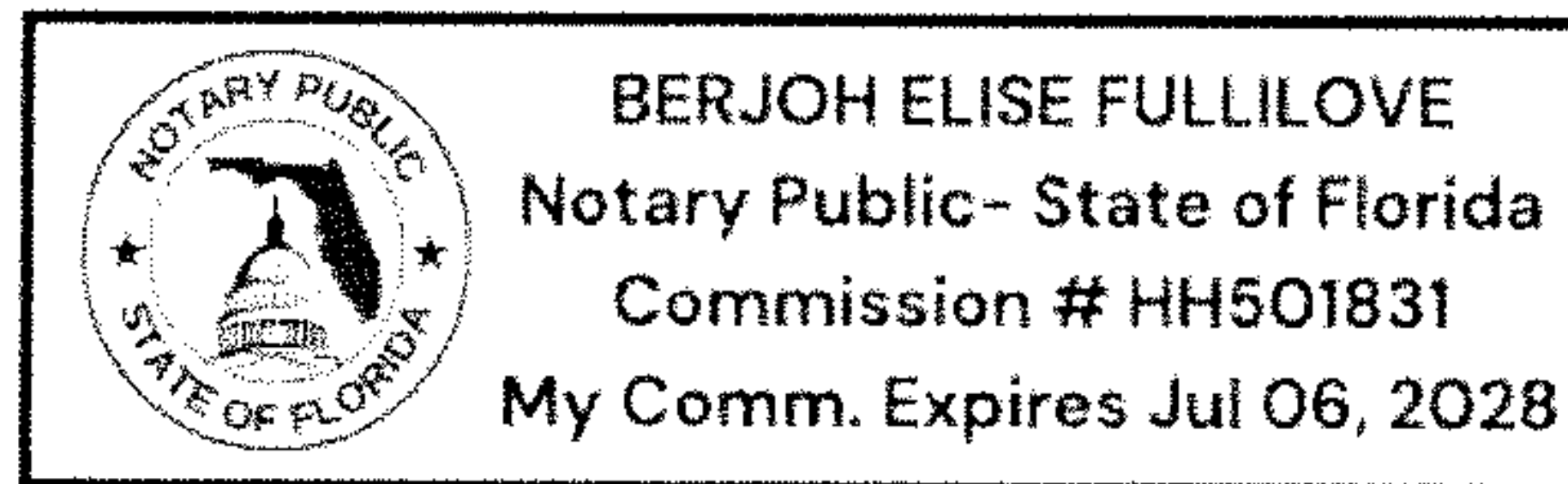
Pamela J. Murray  
Pamela J. Murphy A/K/A Pamela J. Murray  
Jennifer S. Chalfa  
Jennifer S. Chalfa  
Gregory S. Chalfa  
Gregory S. Chalfa

STATE OF Florida

COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (  ) online notarization, this 12th day of May, 2026, by Pamela J Murphy A/K/A Pamela J. Murray, Jennifer S. Chalfa, and Gregory S. Chalfa, ( ) who is/are personally known to me or (  ) who has/have produced driver license as identification.

Berjoh Elise Fullilove  
Signature of Notary Public  
Berjoh Elise Fullilove  
Print, Type/Stamp Name of Notary



Online notarization using audio/video communication.