

Consideration: \$823,200.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: T.R. Smith, Esq.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202  
26-38579-002

5/14/2026 4:41 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3494522

Doc Stamp-Deed: \$5,762.40

Property Appraiser's Parcel ID No.: 0082-11-0023

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 12th day of May, 2026, by and between **JUDY HARTHOORN, AN UNREMARIED WIDOW, AND JEFFREY HARTHOORN, A SINGLE MAN**, whose address is **4409 Burbank Avenue, Sarasota, FL 34231** (hereinafter "GRANTOR"), and **JOHN GHANAYEM AND SOPHIA KRAMEDAS-GHANAYEM, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **15812 Tradewind Ter, Bradenton, FL 34211** (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 38, BLOCK 7, SARASOTA BEACH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 76, 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.

*(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)

Printed Name Angie Valderrama  
P.O. Address 3700 S. Tamiami Trail  
Sarasota FL 34239

[Signature]  
Printed Name Andrew Vellela  
P.O. Address 3700 S. Tamiami Trail  
Sarasota FL 34239

GRANTOR:

[Signature] her Attorney-In-Fact  
Judy Harthorn by Jeffrey Dean Harthorn, her Attorney-In-Fact

[Signature]  
Jeffrey Harthorn

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30th day of April, 2026, by Judy Harthorn by Jeffrey Dean Harthorn, her Attorney-In-Fact and Jeffrey Harthorn, () who is/are personally known to me or () who has/have produced Florida D.L. as identification.

[Signature]  
Signature of Notary Public



ANGELA P. VALDERRAMA  
Commission # HH 494968  
Expires June 9, 2028

Print, Type/Stamp Name of Notary