

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067959 2 PG(S)**

Prepared By:
Alan Sandler
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

5/20/2026 9:29 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CSC Receipt # 3496444

Return To:
Near North Title Group LLC
2861 Placida Rd, Unit B
Englewood, FL 34224

Doc Stamp-Deed: \$105.00

Order No FL2607842

Property Appraiser's Parcel I.D. (folio) Number
1007011625

WARRANTY DEED

THIS WARRANTY DEED dated this the 15th day of May, 2026, by Abraham Goren, a married man, whose post office address is 120 E. Beech Street, Long Beach, NY 11561 (the "Grantor"), to Mohamed Farooq Ikhmaies, a married man, whose post office address is 767 Hemlock Road, Union, NJ 07083 (the "Grantee")

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Sarasota, State of Florida, viz

Lot 25, Block 116, Seventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 19, of the Public Records of Sarasota County, Florida

Grantor hereby avers that said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any members of the household of the Grantor reside thereon

Subject to easements, restrictions, reservations and limitations of record, if any

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to 2025

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in presence of

Carmen Luque

Witness Signature

Carmen Luque

Printed Name of First Witness

Po Box 721816

Street Address of First Witness

Orlando, FL 32872

City, State, Zip of First Witness

Abraham Goren

Abraham Goren

Ashley Ortiz

Witness Signature

Ashley Ortiz

Printed Name of Second Witness

6706 Chartwell Dr

Street Address of Second Witness

Virginia Beach, VA 23464

City, State, Zip of Second Witness

STATE OF FLORIDA

COUNTY OF Orange

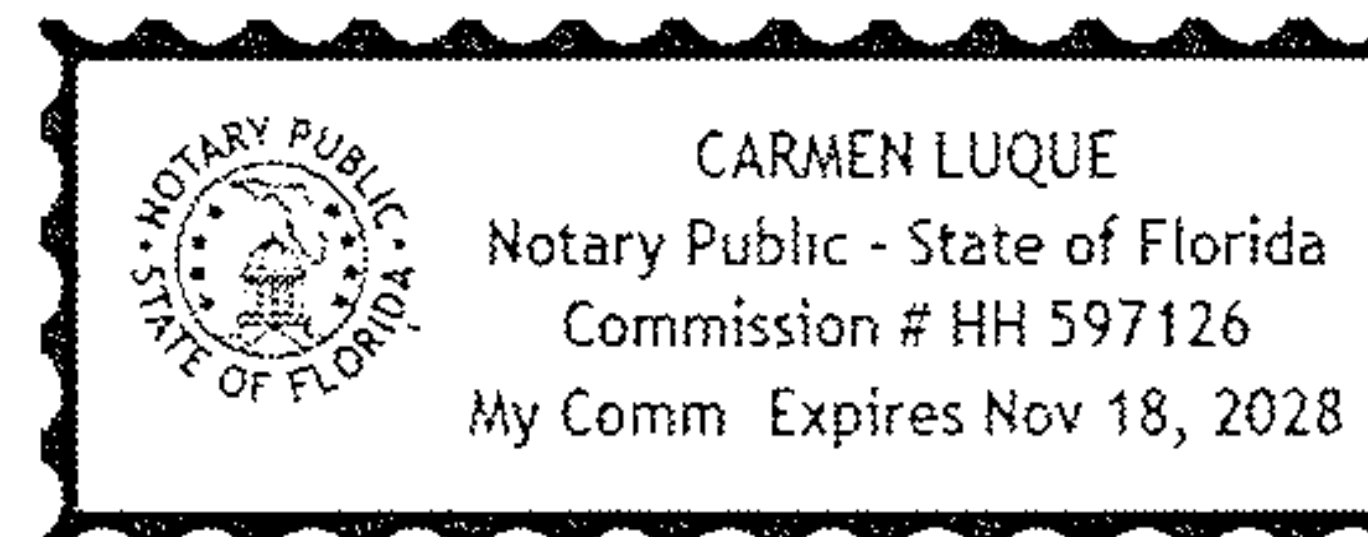
The foregoing instrument was acknowledged before me by means of _____ Physical Presence or Online Notarization on this 14th day of May, 2026 by Abraham Goren, who is personally known to me or produced driver license as identification

Carmen Luque

Notary Public

Printed Name: Carmen Luque

My Commission Expires 11/18/2028
(SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.