

This Instrument Prepared By:
WILMINGTON SAVINGS FUND SOCIETY FSB
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR RESIDENTIAL
MORTGAGE AGGREGATION TRUST
Carlos Paz - AVP, REO Closing & Title
c/o Fay Servicing, LLC
425 South Financial Place, Suite 2000
Chicago, IL 60605
(800) 495-7166

After Recording Return To:
A.K Bahl
2555 Wood St
Sarasota, FL 34237
(813) 493-1818

Send Tax Statements To:
A.K Bahl
2555 Wood St
Sarasota, FL 34237
(813) 493-1818

Parcel Identification Number:
2034020066

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026069293 5 PG(S)

5/21/2026 4:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497560

Doc Stamp-Deed: \$2,982.70

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS WARRANTY DEED (this "**Deed**") is made as of this day of 05/15/2026
between **WILMINGTON SAVINGS FUND SOCIETY FSB NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE
AGGREGATION TRUST**, whose mailing address is c/o Fay Servicing, LLC, 425 South Financial
Place, Suite 2000, Chicago, IL 60605, ("**Grantor**") to **A.K Bahl and Mark Parsons, Tenants in
Common**, residing at 2555 Wood St, Sarasota, FL 34237 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of FOUR HUNDRED TWENTY-SIX THOUSAND FIFTY DOLLARS AND 00/100 CENTS (\$426,050.00), 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:

See Exhibit "A" attached hereto and made a part hereof.

****FOR INFORMATIONAL PURPOSES ONLY****

THE improvements thereon being known as 2555 Wood St, Sarasota, FL 34237

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.

WITNESSES:

VERIFIED VSENT MEMBER
 Bryce Donald Thurston
 Email: *VERIFIED*
 Cell Phone: *VERIFIED*
 KBA: 2026-01-15 *VERIFIED*
 State:md



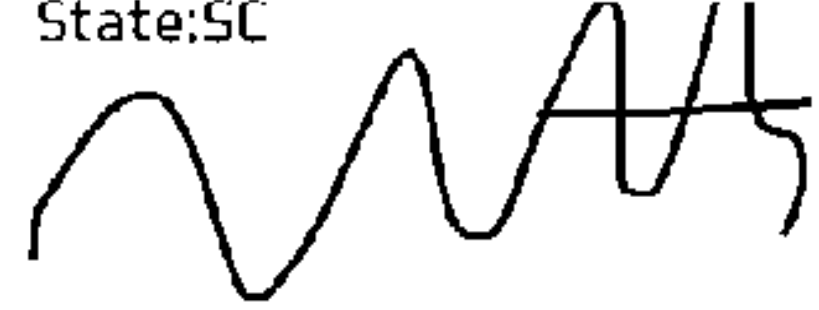
Notary Public - State of Maryland
 Baltimore County
 My Commission Expires 2027-12-06
 EDSC created and VERIFIED 2026-01-15
 CYBERSYGN AUTHORIZED REMOTE ONLINE NOTARY




Address: _____

1966 Greenspring Drive, LL2 Lutherville, Md 21093

VERIFIED VSENT MEMBER
 William Alexander Adams
 Email: *VERIFIED*
 Cell Phone: *VERIFIED*
 KBA: 2025-06-10 *VERIFIED*
 State:SC



LTX Companies, Inc.
 Associate Attorney



MEMBER #174 EDSC created and VERIFIED 2025-06-10


1966 Greenspring Drive, LL2 Lutherville, Md 21093

GRANTOR:


**WILMINGTON SAVINGS FUND SOCIETY FSB
 NOT IN ITS INDIVIDUAL CAPACITY BUT
 SOLELY AS TRUSTEE FOR RESIDENTIAL
 MORTGAGE AGGREGATION TRUST**

By: Fay Servicing, LLC, its Attorney-in-Fact

VERIFIED VSENT MEMBER
 Michael Brooks
 Email: *VERIFIED*
 Cell Phone: *VERIFIED*
 KBA: 2025-12-08 *VERIFIED*
 State:FL



Fay Servicing, LLC
 Document Execution Officer



MEMBER #227 EDSC created and VERIFIED 2025-12-08

Michael Brooks, REO Closing Coordinator

ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this ____ day of _____, 20__ before me by means of physical presence or online notarization, **Michael Brooks**, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its **REO Closing Coordinator** and acknowledged to me that **Michael Brooks** executed the same as **REO Closing Coordinator** free and voluntary act and deed of said **Wilmington Savings Fund Society FSB not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust, By Fay Servicing, LLC, its Attorney-in-Fact**, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

SEE ATTACHED

 Signature of Notarial Officer
 Title and Rank

My Commission Expires: _____



State of MARYLAND

County of BALTIMORE

05/15/2026

I HEREBY CERTIFY, that on this _____ before me, the Subscriber, a Notary Public of the State aforesaid, personally appeared Michael Brooks, the REO Closing Coordinator of

Wilmington Savings Fund Society FSB not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust, By Fay Servicing, LLC, its Attorney-in-Fact

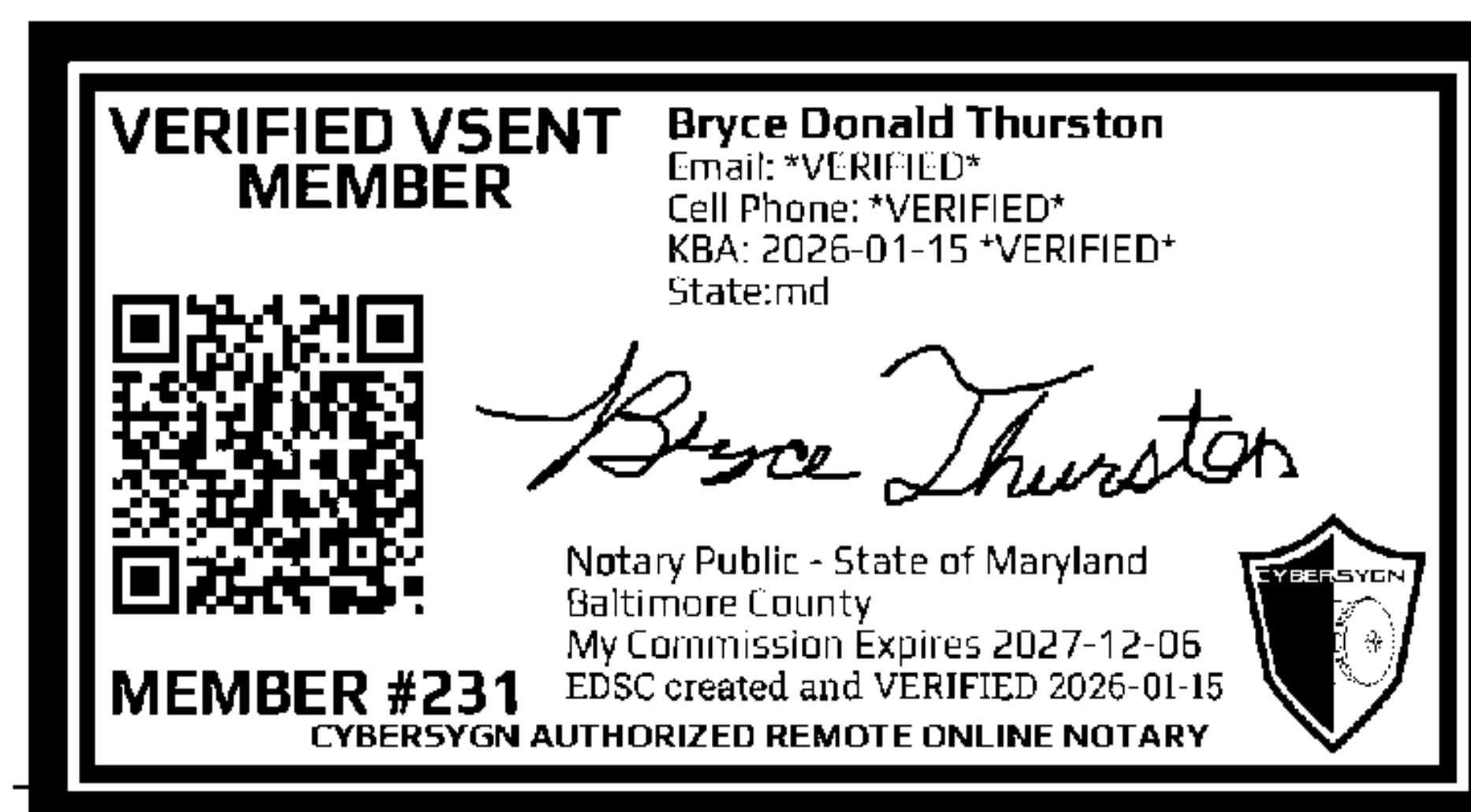
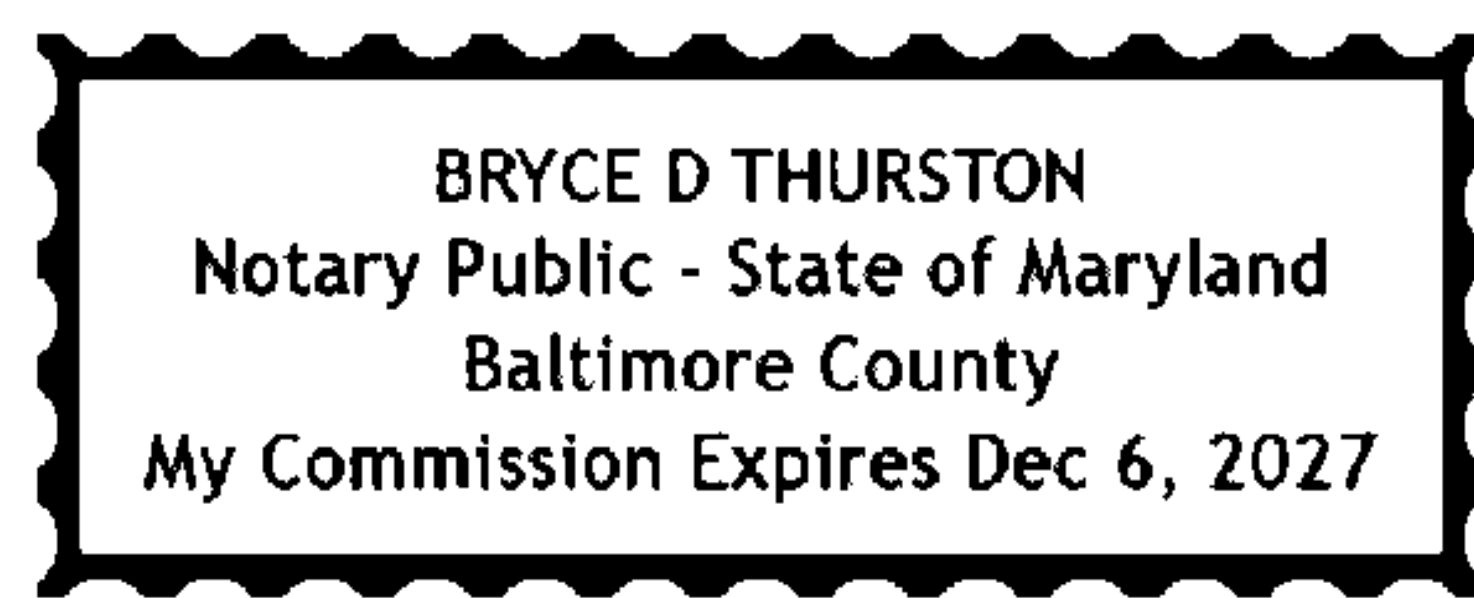
known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing document to be his/her act, and the act of

Wilmington Savings Fund Society FSB not in its individual capacity but solely as trustee for Residential Mortgage Aggregation Trust, By Fay Servicing, LLC, its Attorney-in-Fact

and in my presence signed and sealed the **same**.

This document was executed by a remote individual on the Platform known as CYBERSYGN®, a licensed and approved Remote Online Notary provider by the Maryland Secretary of State using both audio and video recording technology.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

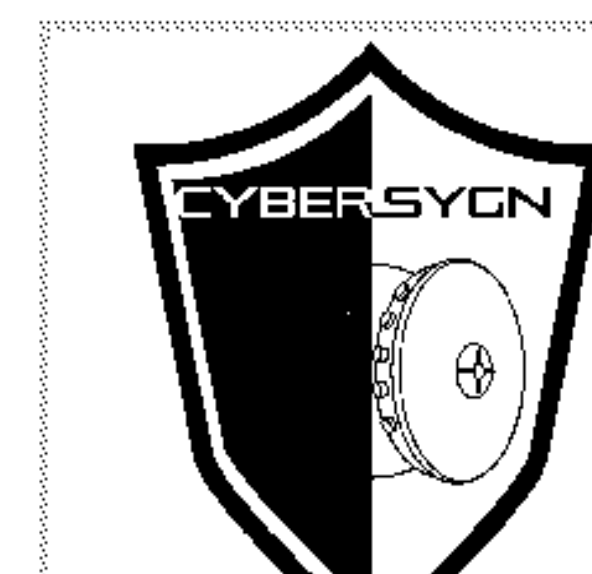


EXHIBIT "A"

THE EAST 28' OF LOT 12, ALL OF LOTS 14 & 16, BLOCK C, HUDSON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

