

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075467 2 PG(S)

6/3/2026 3:17 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3502720

Doc Stamp-Deed: \$3,148.60

This Instrument Prepared By and Return To:
Alok Sharma
PSH Title, LLC
5750 Major Blvd., Suite 110
Orlando, FL 32819

Property Appraisers Parcel Identification (Folio) No(s).:
0423160019
File No.: 26-0107

Consideration Amount: \$449,760.00

Florida Documentary Stamps in the amount of \$3,163.30 have been paid hereon.

_____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS SPECIAL WARRANTY DEED, made and executed the **28th day of May, 2026** by **Park Square Jacaranda, LLC,a Florida Limited Liability Company**, having its principal place of business at **5200 Vineland Rd., Suite 200, Orlando, FL 32811**, herein called the grantor, to **William George Galanis and Rosa Linda Galanis, husband and wife**, whose post office address is **11232 BEE BALM CIRCLE, LAKEWOOD RANCH, FL 34202**, hereinafter called 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.)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of FOUR HUNDRED FORTY-NINE THOUSAND SEVEN HUNDRED SIXTY AND NO/100 (\$449,760.00) Dollars and other valuable considerationS, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, State of Florida, viz:

Lot 19, Brighton - Jacaranda, according to the map or plat thereof, as recorded in Plat Book 57, Page(s) 455 through 466, inclusive, of the Public Records of Sarasota County, Florida.

Subject to encumbrances, easements and restrictions of record and taxes for 2026.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND, the grantor hereby covenants with said grantee that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

