

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026076231 2 PG(S)

6/4/2026 2:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503371

Consideration: \$385,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-47485-002

Doc Stamp-Deed: \$2,695.00

Property Appraiser's Parcel ID No.: 0088090034

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 1st day of June, 2026, by and between **HASAN KHAIRULLAH ATTA AL HASANI, A SINGLE MAN**, whose address is **811 West Agatite Avenue, #2207, Chicago, IL 60640** (hereinafter "GRANTOR"), and **NICHOLE M. FLATHERS, A SINGLE WOMAN**, whose address is **3231 Kreighbaum rd, Uniontown, OH 44685** (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 8, BLOCK Y, SUN HAVEN UNIT NO. 3, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 9, PAGE 52, 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:

GRANTOR:

(1) Daphene Mayfield

Printed Name Daphene Mayfield

P.O. Address \_\_\_\_\_

123 S Main Street Suite 356 Crandall, TX 75114

(2) Jerry Duffey

Printed Name Jerry Duffey

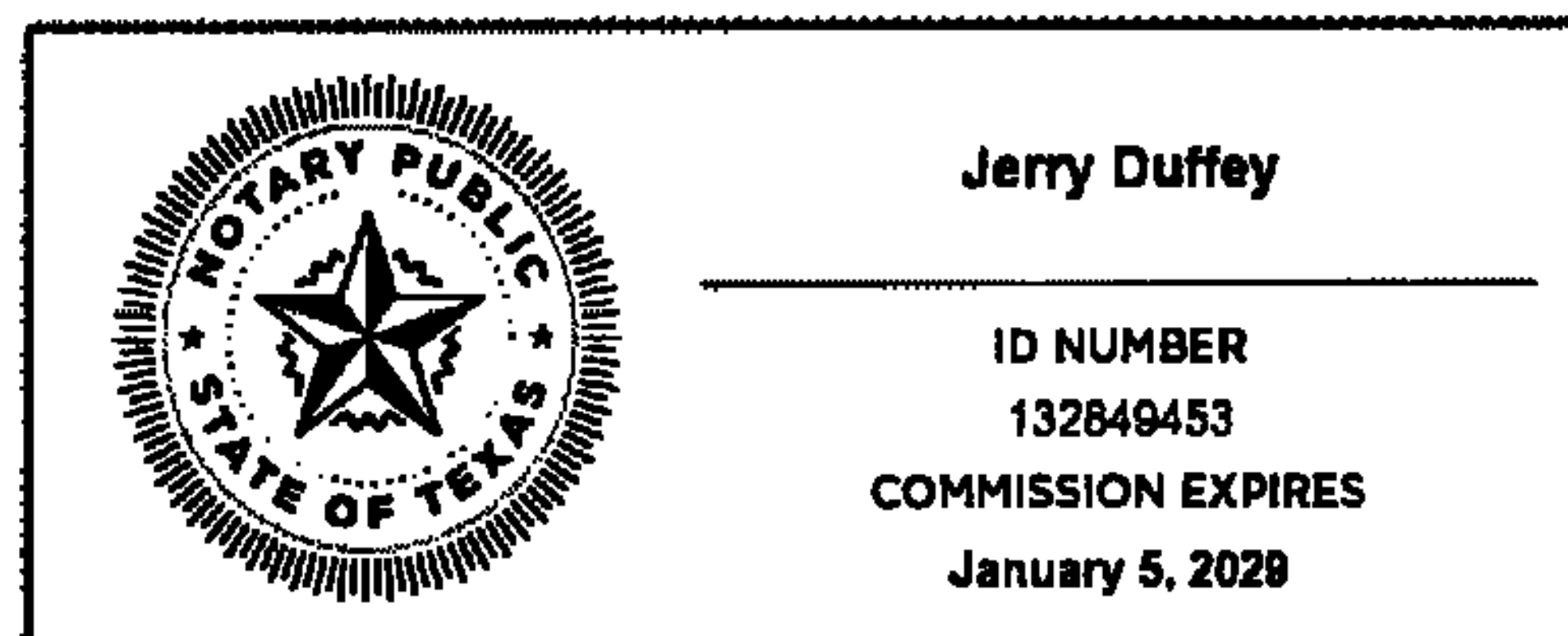
P.O. Address 250 E Hwy 67 Duncanville TX 75137

STATE OF Texas  
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 22nd day of May, 2026, by Hasan Khairullah Atta Al Hasani, ☐ who is/are personally known to me or ☒ who has/have produced DRIVER LICENSE as identification.

Jerry Duffey  
Signature of Notary Public

Jerry Duffey  
Print, Type/Stamp Name of Notary



Electronically signed and notarized online using the Proof platform.