

6/4/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503436

Consideration: \$515,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Mallory Bauer, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48975-001

Doc Stamp-Deed: \$3,605.00

Property Appraiser's Parcel ID No.: 0008-02-1080

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of June, 2026, by and between **MARISA GOLDBERG, A MARRIED WOMAN, AND MICHELLE LANGILLE, A MARRIED WOMAN**, whose address is **9 Eastern Road, Hartsdale, NY 10530** (hereinafter "GRANTOR"), and **OVERKILL ENTERPRISES LLC, AN ARKANSAS LIMITED LIABILITY COMPANY**, whose address is **232 Cottage Hill Road, Searcy, AR 72143** (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:

UNIT 145, BUILDING M-1, FAIRWAY BAY PHASE 1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1545, PAGE 1574-1645, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 19, PAGES 30, 30A THROUGH 30K, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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)

Printed Name Kevin Tupper
P.O. Address 95 Lake Shore Ave
Hamilton, MA 01982

Michelle Langille
Michelle Langille

(2)

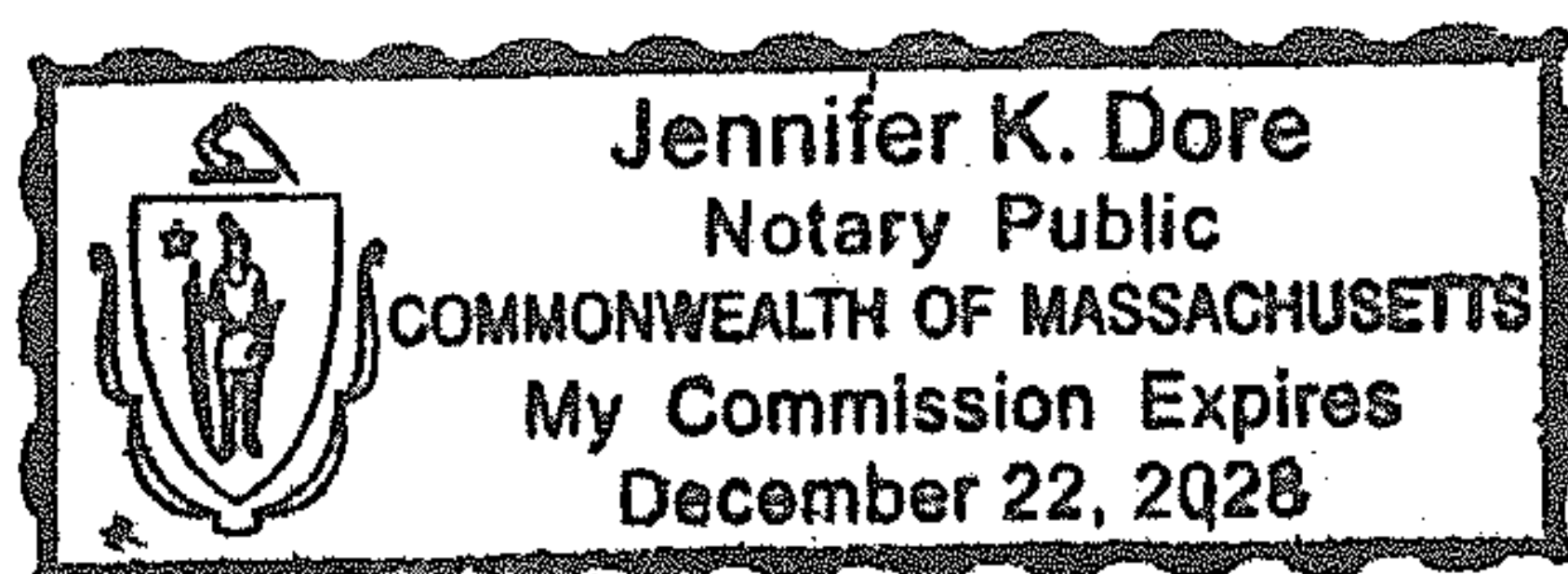
Printed Name Benjamin Langille
P.O. Address 155 Bridge St
Manchester MA 01944

STATE OF Massachusetts
COUNTY OF Essex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2026, by Michelle Langille ☐ who is/are personally known to me or ☒ who has/have produced MA Driver's License as identification.

Jennifer K. Dore
Signature of Notary Public

Print, Type/Stamp Name of Notary



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) Saad Yousuf
Printed Name Saad Yousuf
P.O. Address 627 Ashford Ave
Ardsley, NY 10502

Marisa Goldberg
Marisa Goldberg

(2) Chanardath Balaram
Printed Name Chanardath Balaram
P.O. Address P.O. Box 88
Bronx, NY 10453

STATE OF NY
COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2026, by Marisa Goldberg, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Sonia Balaram
Signature of Notary Public

Sonia Balaram
Print, Type/Stamp Name of Notary

