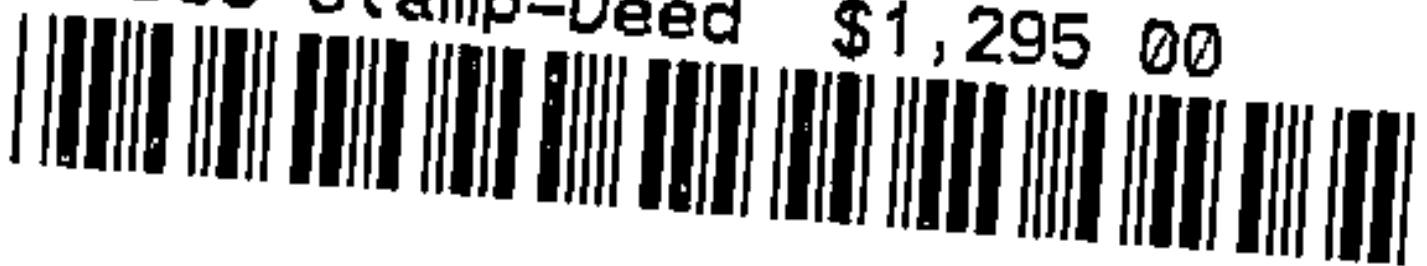


\$ 27.00 Recording
\$ 1295.00 Documentary Stamps
\$ — Intangible Tax

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026081325 3 PG(S)
June 15, 2026 03 56 54 PM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed \$1,295.00


Prepared by and return to
Ariana R Fileman, Esq
Fileman Law Firm, P.A
201 W Marion Ave Suite 1208
Punta Gorda, FL 33950
941-833-5560
File Number 4973-26-133

FHA CASE NO 093-593261

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of June, 2026 between The United States of America on behalf of its Agency The Secretary of the US Department of Housing and Urban Development, whose post office address is 177 Forsyth Street SW, Atlanta, GA 30303, grantor, and Todd Remonda, a married man, whose post office address is 812 SE 33rd Ter, Cape Coral, FL 33904, grantee

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit

Lot 16, Block 118, Eighth Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 12, Page 20, Public Records of Sarasota County, Florida

Parcel ID No. 0988011816

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 claiming by, through or under grantors

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

The United States of America on behalf of its
Agency The Secretary of the US Department of
Housing and Urban Development

Nicole Mitchell

1st Witness Signature

Printed Name Nicole Mitchell

Witness Address

3575 Piedmont Road, NE, Building 15, Ste L-120
Atlanta GA 30305

By Machelle Redmond

Printed Name Machelle Redmond

Elizabeth Smith

2nd Witness Signature

Printed Name Elizabeth Smith

Witness Address

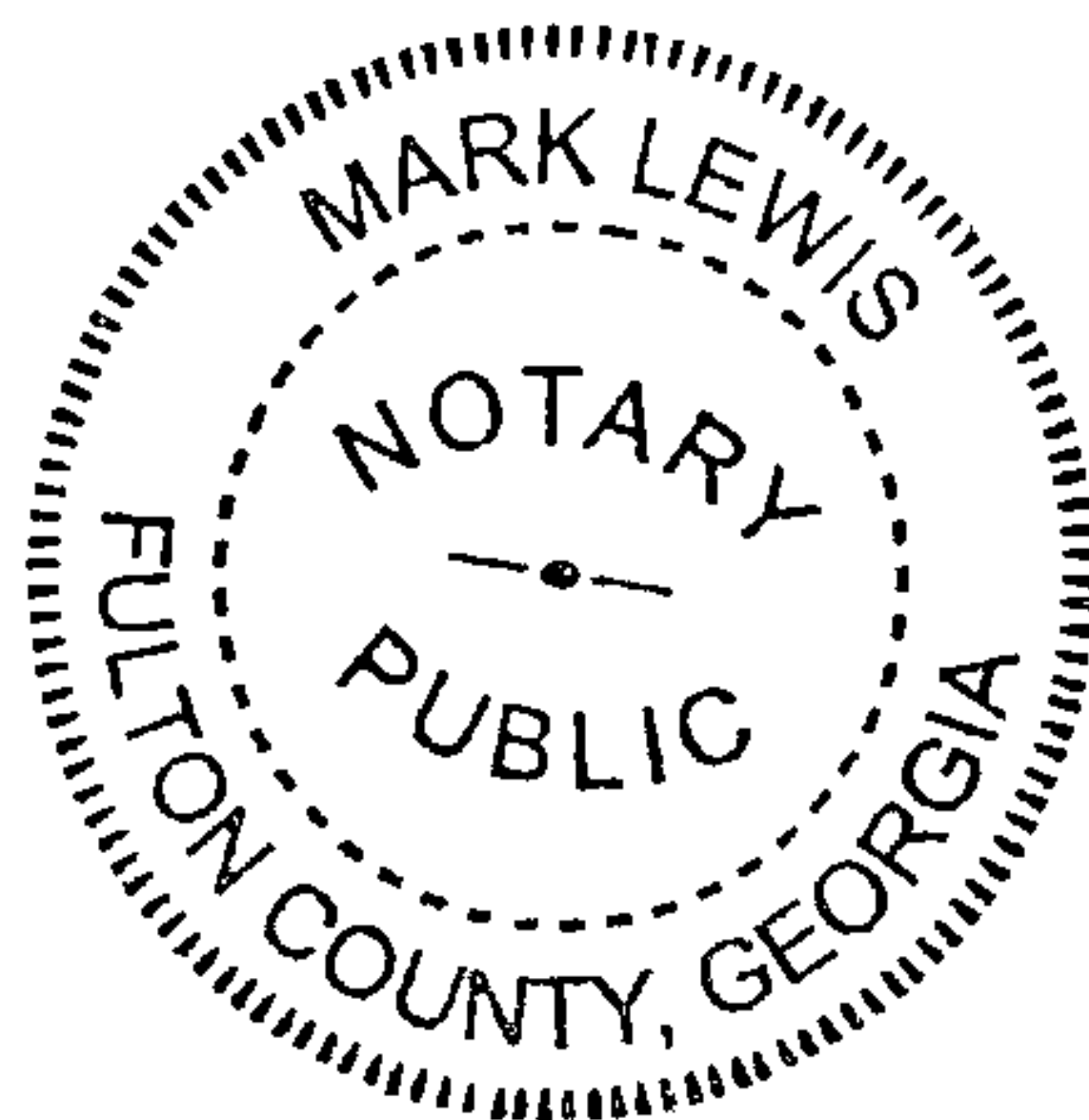
3575 Piedmont Road, NE, Building 15, Ste L-120
Atlanta GA 30305

State of GEORGIA

County of FULTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization. this 8th day of June, 2026 by Machelle Redmond as Authorized Signer of The United States of America on behalf of its Agency The Secretary of US Department of Housing and Urban Development, who ☒ is/are personally known or ☐ has/have produced _____ as identification

[Notary Seal]



Mark Lewis

Notary Public

Printed Name Mark Lewis

My Commission
Expires

6/2/2028

U S Department of Housing and Urban Development
Atlanta Homeownership Center
77 Forsyth Street SW
Atlanta, Georgia 30303-2806
(800) CALLFHA or (800) 225-5342



Machelle Redmond
Raine Company LLC
15 Piedmont Center, NE, Suite L-120
Atlanta, GA 30305

Dear Ms Redmond

SUBJECT Delegation of Authority for Contract Area – 5A/8A Asset Manager

~~In accordance with the re-delegation of Authority, dated July 18, 2005, and executed by~~
the Assistant Secretary for Housing-Federal Housing Commissioner, the authority to execute all documents necessary in connection with the management and sale of residential real property acquired by HUD under its insured mortgage programs, including the authority to execute, acknowledge, seal, and deliver any agreements of sale, special warranty deeds, closing disclosures, and any other instrument that may be necessary in connection with property management and sales on behalf of the Department, is hereby delegated to

<u>Name of Authorized Employee</u>	<u>Title</u>
Machelle Redmond	Principal
Alfreda Mayes	Senior Contract Manager
Vernessya Tate	Contract Manager
Grace H Feguer	Authorized Signer
Michelle Mitchell	Authorized Signer
Lisa Stone	Authorized Signer
Mark Lewis	Authorized Signer
Lanita Little-Maness	Authorized Signer
Ameer Drake	Authorized Signer
LaShaunda Wright	Authorized Signer

Effective **December 2, 2024**, the delegated authority granted in this document shall commence and be in full force and effect Such delegated authority shall remain in full force and effect until **September 29, 2026**, unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted

Sincerely,

VALERIE
WILLIAMS

Digitally signed by VALERIE WILLIAMS
DN: CN = VALERIE WILLIAMS C = US
O = U S Government OU = Department
of Housing and Urban Development
Office of Administration
Date 2025 09 26 09 40 48 -04'00

Valerie D Williams
Director
Atlanta Homeownership Center