

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086736 3 PG(S)**

6/25/2026 11:15 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512291

Doc Stamp-Deed: \$875.00

This instrument was prepared by:

Robert R. Hoose, Esq.

Clunk, Hoose Co., LPA

495 Wolf Ledges Parkway

Akron, OH 44311

Phone: 330-436-6700

After Recording Mail To:

Omega Title Agency, LLC

495 Wolf Ledges Parkway, Suite 1

Akron, OH 44311

File No.: FL2025-26054 REO ID: A2500GP

Permanent Parcel No. 0086011001

SPECIAL WARRANTY DEED

Exempt from Grantor tax pursuant to Florida Code Section 12B-4..014(8)

THIS SPECIAL WARRANTY DEED made and entered into on this 24th day of June, 2026, by and between **Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America**, a mailing address of P.O. Box 650091, Dallas, TX 75265-0091, **GRANTOR**, and **Claudia T. Hoffman**, a single person, whose tax mailing address is **5571 Riverbluff Cir Unit V-1, Sarasota, FL 34231**, **GRANTEE**,

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: that said Grantor, for and in consideration of the sum of **ONE HUNDRED TWENTY-FIVE THOUSAND Dollars \$125,000.00**, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Prior Deed Reference: Special Warranty Deed recorded August 25, 2025 as Instrument Number 2025126691.

MORE commonly known as: 5571 Riverbluff Cir Unit V-1, Sarasota, FL 34231, together with all appurtenant rights, privileges and easements thereunto belonging (hereinafter referred to as the "Premises"),

SUBJECT TO (1) taxes and assessments which are a lien, but not yet due and payable and (2) any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

EXECUTED this 24th day of June, 2026

Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America
by: Omega Title Agency, LLC, its Attorney-in-Fact

By: [Signature]
Print Name: John D. Clunk II
Title: Assistant Secretary

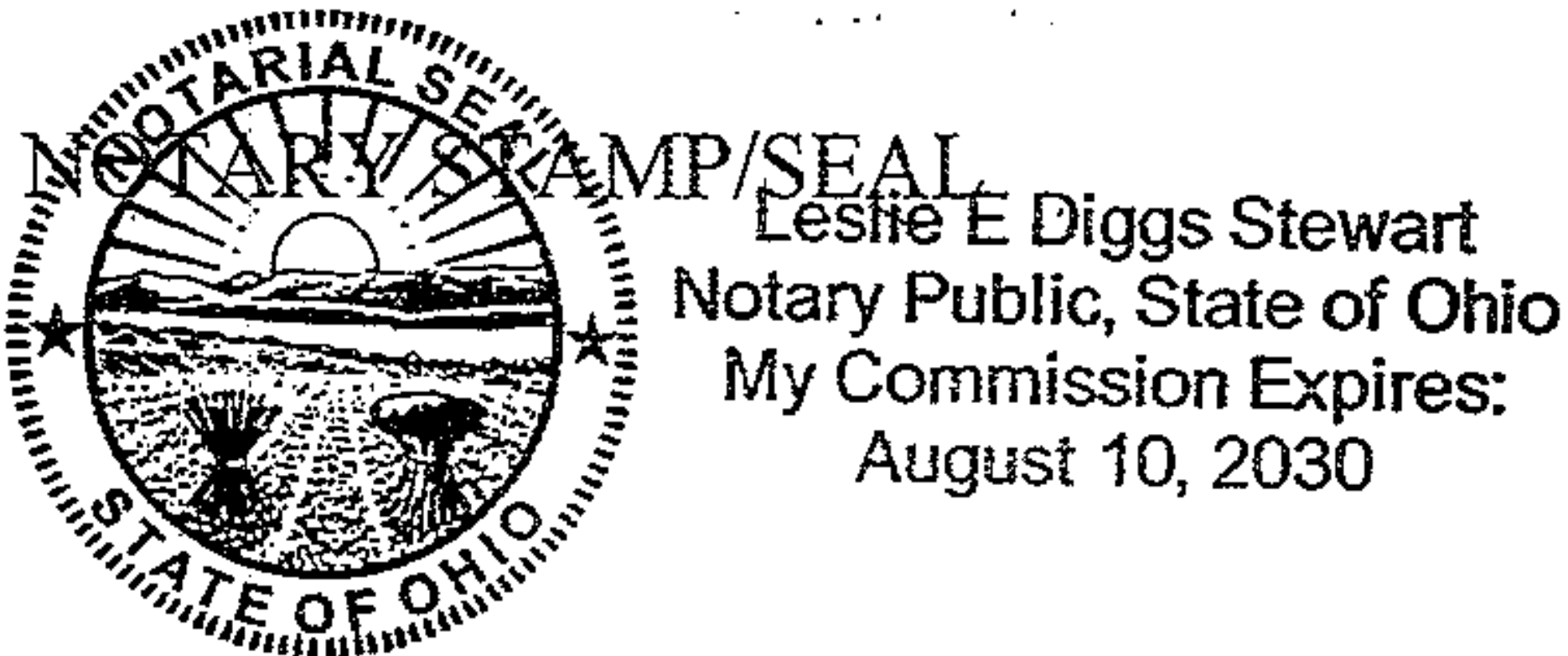
Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
Leslie Diggs
Printed Name of First Witness
495 Wolf Ledges Parkway, Akron, OH 44311

[Signature]
Witness Signature
Ernest Keith
Printed Name of Second Witness
495 Wolf Ledges Parkway, Akron, OH 44311

STATE OF OHIO)
COUNTY OF SUMMIT) SS

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 24th day of June, 2026, by John D. Clunk II, the Assistant Secretary of Omega Title Agency, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, the Grantor in the foregoing deed.



[Signature]
NOTARY PUBLIC
8/10/30
My Commission Expires: _____

Personally Known: X
OR Produced Identification: _____
Type of Identification Produced: _____

Power of Attorney recorded March 6,
2026 as Instrument 2026029534 in
Sarasota County, Florida records.

**EXHIBIT A
(LEGAL DESCRIPTION)**

Villa 1, Strathmore Riverside Villas, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 836, Page 207 through 246, as amended, and according to the plat thereof as recorded in Condominium Book 3, Pages 50, 50A through 50C, and all amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel No.: **0086011001**

Property Address.:**5571 Riverbluff Cir Unit V-1, Sarasota, FL 34231**

Prior Deed Reference: **Special Warranty Deed recorded August 25, 2025 as Instrument Number 2025126691.**