

RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3512428

Doc Stamp-Deed: \$2,590.00

Consideration: \$370,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49592-001

Property Appraiser's Parcel ID No.: 0113030024

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of June, 2026, by and between MICHAEL HOFFMAN, A SINGLE MAN, whose address is 2307 Lansingwood Drive, Germantown, TN 38139, and CARROL L. TOWNSEND, A SINGLE WOMAN, whose address is 2307 Lansingwood Drive, Germantown, TN 38139 (hereinafter "GRANTOR"), and JOSEPH SKORUPA, A SINGLE MAN, whose address is 4021 Jardin Lane, Sarasota, FL 34238 (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 40, MIRA LAGO AT PALMER RANCH, PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 18, 18A TO 18E, INCLUSIVE, OF THE 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) West Patrick
Printed Name West Patrick
P.O. Address 6301 Village Grove Dr
Memphis, TN 38115

Michael Hoffman
Michael Hoffman
Carrol L. Townsend
Carrol L. Townsend

(2) Ileana Bavaresco
Printed Name Ileana Bavaresco
P.O. Address 2307 Lansing Wood dr
Germentown, TN 38139

STATE OF TENNESSEE

COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 22nd day of June, 2026, by Michael Hoffman and Carrol L. Townsend, () who are personally known to me or (X) who have produced State ID as identification.

West Patrick
Signature of Notary Public
West Patrick
Print, Type/Stamp Name of Notary

My Commission Expires: 11/29/2027

