

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026087762 2 PG(S)**

**6/26/2026 3:03 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3513050**

Consideration: \$305,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-43522-002

**Doc Stamp-Deed: \$2,135.00**

Property Appraiser's Parcel ID No.: 0027100021

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 25th day of June, 2026, by and between **MICHAEL ALDERFER**, a married man, whose address is **602 Redwing Road, Perkasio, PA 18944** (hereinafter "GRANTOR"), and **TANIA ROY AND SUSHIR RAHAMAN**, wife and husband, as tenants by the entirety, whose address is **1314 Grantham Drive, Sarasota, FL 34234** (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 70, BRADFORD MANOR TOWNHOUSES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 30, IN 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.

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) Devon Sheets  
Printed Name Devon Sheets  
P.O. Address 861 Callawhill Road  
Perkasie PA 18944

Michael Alderfer  
Michael Alderfer

(2) Heather McKnight  
Printed Name Heather McKnight  
P.O. Address 610 N 5th St  
Perkasie PA 18944

STATE OF PA  
COUNTY OF Bucks

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 23<sup>rd</sup> day of June, 2026, by Michael Alderfer, (x) who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

Heather McKnight  
Signature of Notary Public  
Heather McKnight  
Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal  
Heather McKnight, Notary Public  
Bucks County  
My commission expires March 25, 2030  
Commission number 1189416  
Member, Pennsylvania Association of Notaries