

Consideration: \$250,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Jamie Adam Ebling, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49515-001

6/29/2026 4:52 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3513752

Doc Stamp-Deed: \$1,750.00

Property Appraiser's Parcel ID No.: 0027-02-0096

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of June, 2026, by and between **KAITLYN LEIGH HOGAN, A MARRIED WOMAN**, whose address is **5420 74th Place East, Ellenton, FL 34222** and **NANCY L. HOGAN, A MARRIED WOMAN**, whose address is **527 Ridgeview Drive, Big Rapids, MI 49307** (hereinafter "GRANTOR"), and **AMAL MAISARI, A SINGLE WOMAN**, whose address is **2772 Woodgate Lane, Sarasota, FL 34231** (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 23, BRADFORD MANOR TOWNHOMES REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 26, 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.

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.

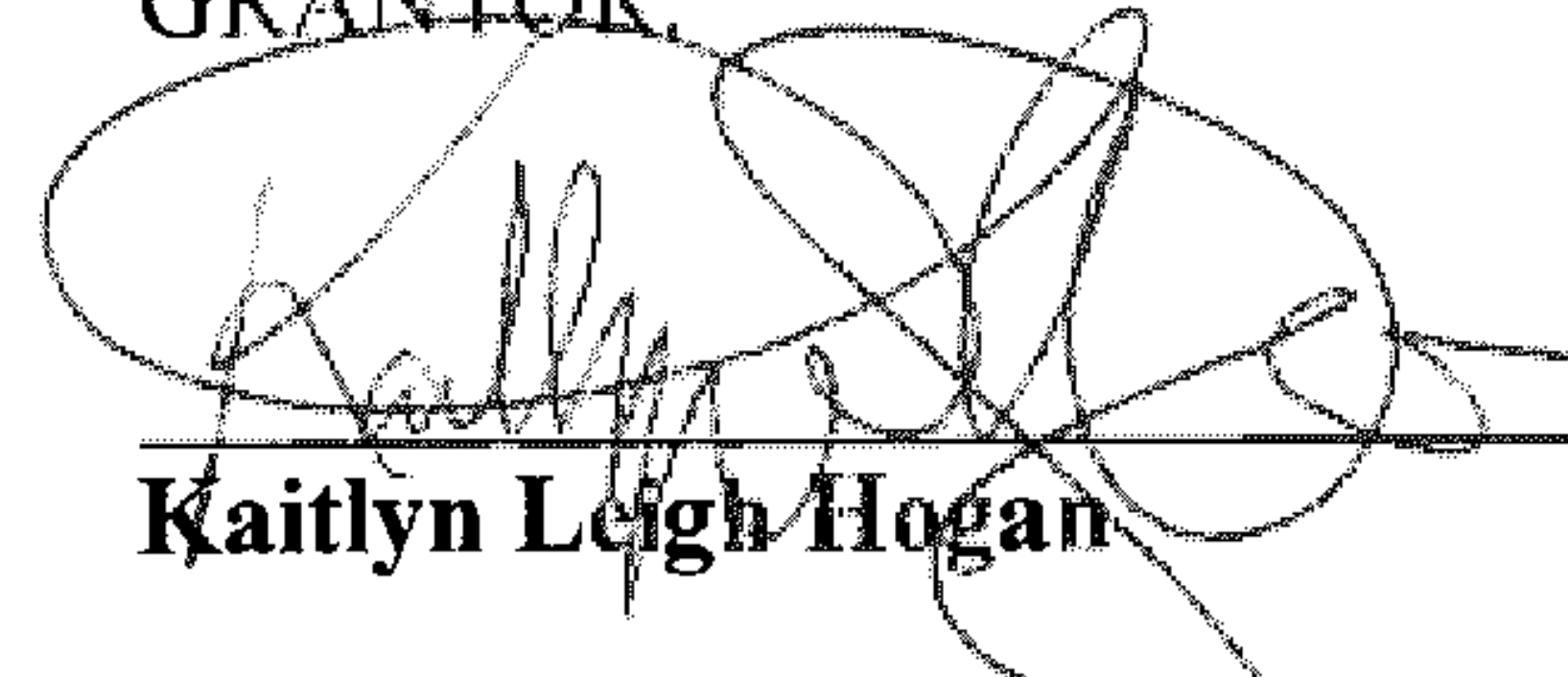
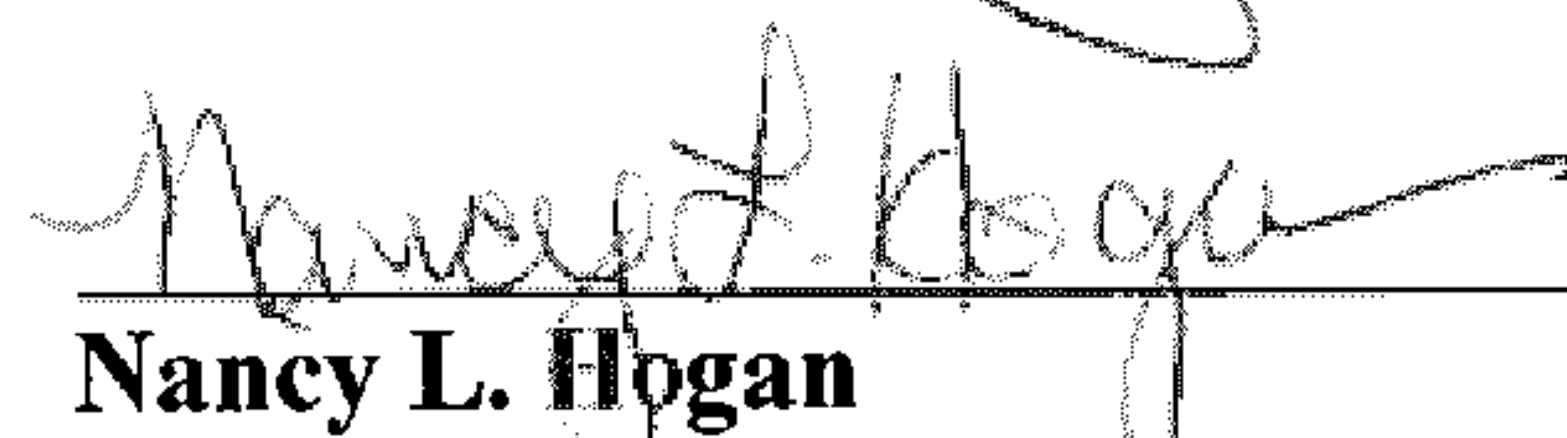
Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name Angelina Trotta
P.O. Address 3700 S Tamiami Trl
Sarasota, FL 34239

(2) 
Printed Name Andrew Vellela
P.O. Address 3700 S Tamiami Trl
Sarasota, FL 34239

GRANTOR:


Kaitlyn Leigh Hogan

Nancy L. Hogan

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2026, by Kaitlyn Leigh Hogan and Nancy L. Hogan, ☐ who is/are personally known to me or ☒ who has/have produced DLs as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

