

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 400,000.00

7/8/2026 3:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3517300

Doc Stamp-Deed: \$2,800.00

File Number: 2026-229
Parcel ID: 0041-02-0026

Warranty Deed

Made this 8th day of July, 2026 by, **Maegan Turner and Kimberly Turner, a married couple**, whose post office address is: **4178 CHISHOLM DRIVE, Sarasota, FL 34235**, hereinafter called the grantor, to: **Faysal Haque, an unmarried man, and Md Fazlul Haque and Mosammat Akter, husband and wife**, whose post office address is: **3661 Huntington Place Drive, 3661, Sarasota, FL 34237**, hereinafter called the grantee,

(Whenever used herein the term "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)

WITNESSETH: that the grantor, for and in consideration of the sum of FOUR HUNDRED THOUSAND AND 00/100 and 00/100 Dollars (\$400,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 24, KENSINGTON W0QDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE(S) 22 THROUGH 22D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0041-02-0026

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness: Elizabeth V. Roos

Print Name: Elizabeth Vasconcelos Roos

Address: 4824 Glenbrooke Dr
Sarasota, FL 34243

Witness: Alyssa Crews

Print Name: ALYSSA CREWS

Address: 3914 9TH AVE WEST
BRADENTON FL 34205

Witness: Elizabeth V. Roos

Print Name: Elizabeth Vasconcelos Roos

Address: 4824 Glenbrooke Dr
Sarasota FL 34243

Witness: Alyssa Crews

Print Name: ALYSSA CREWS

Address: 3914 9TH AVE WEST
BRADENTON FL 34205

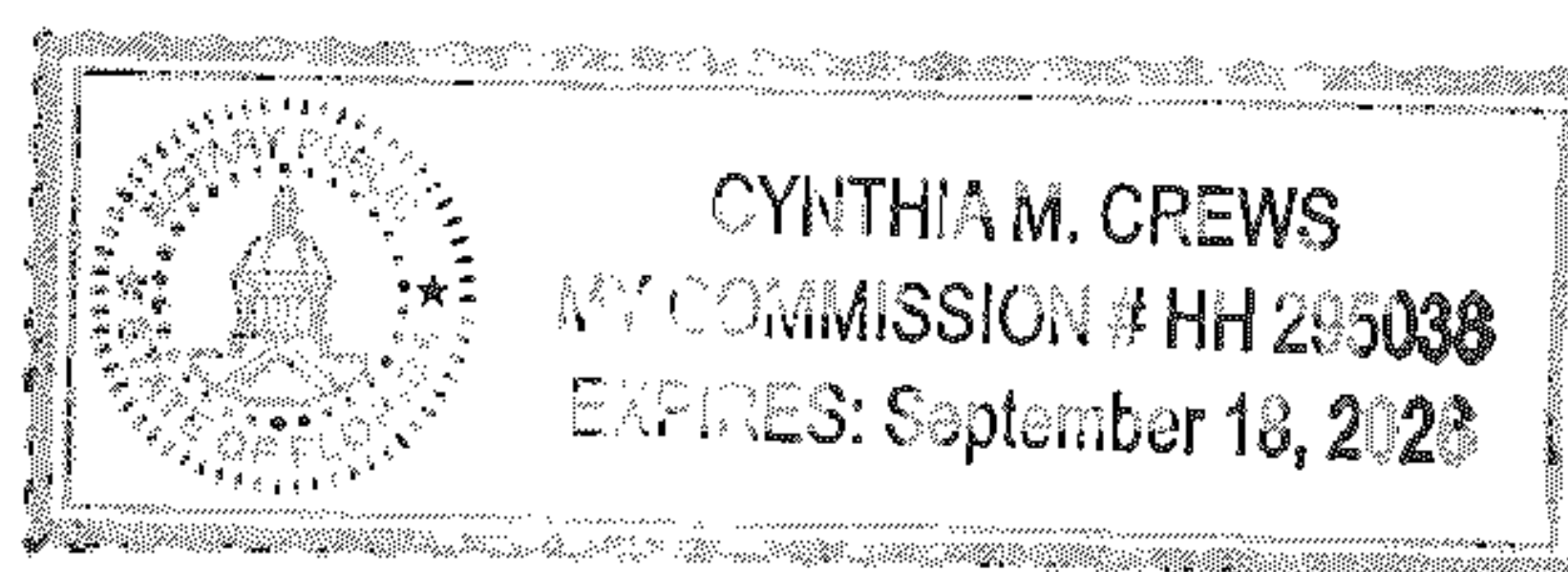
Maegan Turner
Maegan Turner

Kimberly Turner
Kimberly Turner

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of July, 2026, by Maegan Turner and Kimberly Turner, ☐ who is/are personally known to me or ☒ who has/have produced DC as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary