

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026108452 3 PG(S)**

8/10/2026 12:38 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530456

Prepared By and Return To:
Lill Denham
Sarasota Title Services, Inc.
3380 Magic Oak Lane
Sarasota, FL 34232

Doc Stamp-Deed: \$1,357.30

File Number: 26-1077
Parcel ID: 0044-14-1031
Sale Price: \$193,850.00
Documentary Stamp Tax: \$1,357.30

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 7th day of August, 2026 by **US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Inc., a District of Columbia Corporation**, whose post office address is **c/o Raine & Company, LLC, 3575 Piedmont Road Road, NE, Building 15, Suite L-120, Atlanta, GA 30305**, Grantor, to **YOUSSEF ZOHDI, an unmarried man**, whose post office address is **4625 Oak Hill Terrace, Sarasota, FL 34232**, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Unit 31, VILLAGE OAKS, SECTION A, a Condominium according to the Declarartion of Condominium recorded in Official Records Book 1554, Page 282, and amendments thereto, and as per plat thereof, recorded in Condominium Book 19, Page 44, and amendments thereto of the Public Records of Sarasota County, Florida

A/K/A 4625 Oak Hill Terrace, Sarasota, FL 34232

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Property,

Subject to taxes for 2026 and subsequent years not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

Special Warranty Deed

Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all person claiming by, through and under Grantor,

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

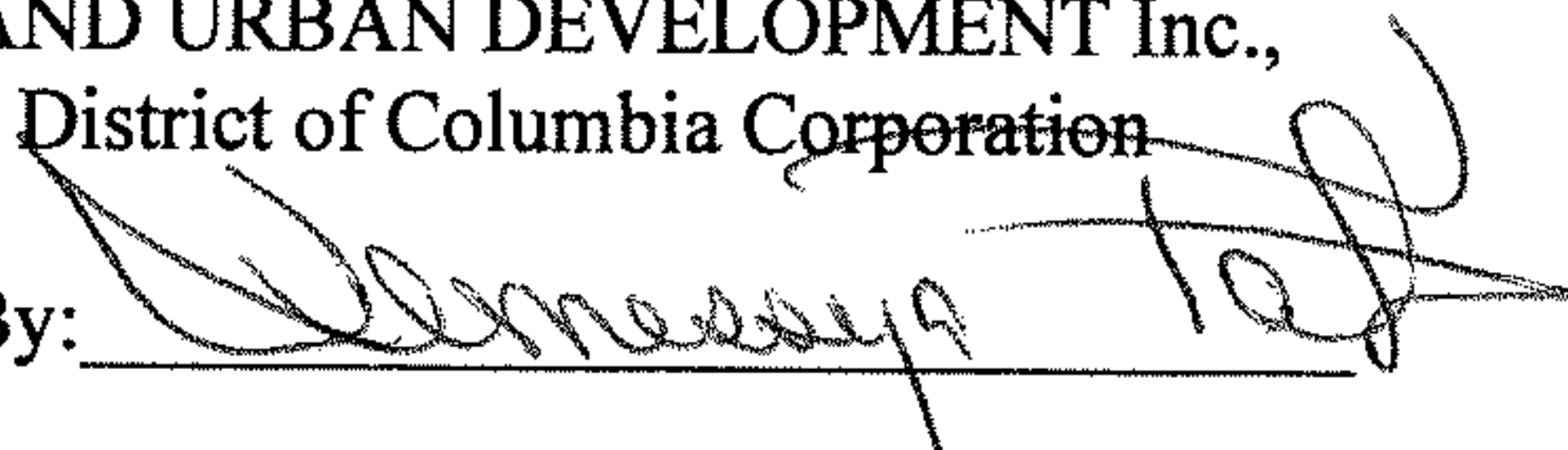
Signed, sealed and delivered in our presence:



WITNESS PRINT NAME: Elizabeth Smith

WITNESS ADDRESS: _____
3575 Piedmont Road, NE, Building 15, Ste. L-120
Atlanta GA 30305

US DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT Inc.,
a District of Columbia Corporation

By:  _____



WITNESS PRINT NAME: Nicole Mitchell

WITNESS ADDRESS: _____
3575 Piedmont Road, NE, Building 15, Ste. L-120
Atlanta GA 30305

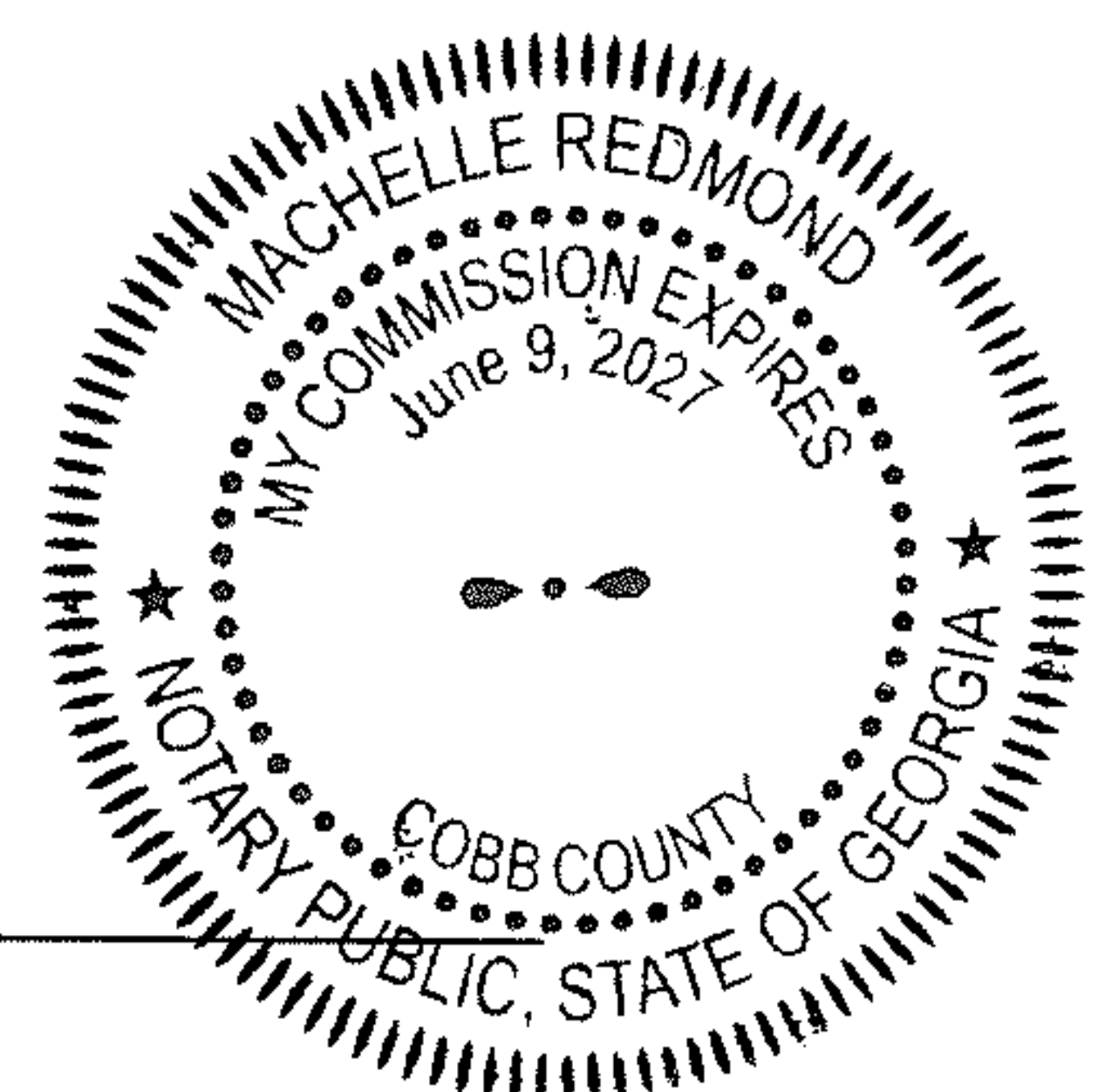
**STATE OF GEORGIA
COUNTY OF FULTON**

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization on this 6th day of August, 2026, by Vernessya Tate, Authorized Delegate, on behalf of US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



NOTARY PUBLIC
Machelle Redmond
(Print or type name of Notary)

My Commission Expires:



Personally Known: ✓ or Type of Identification Produced: _____

Special Warranty Deed

U. S. Department of Housing and Urban Development
Atlanta Homeownership Center
77 Forsyth Street SW
Atlanta, Georgia 30303-2806
(800) CALLFHA or (800) 225-5342



Machelle Redmond
Raine Company LLC
15 Piedmont Center, NE, Suite L-120
Atlanta, GA 30305

Dear Ms. Redmond:

SUBJECT: Delegation of Authority for Contract Area – 5A/8A Asset Manager

In accordance with the re-delegation of Authority, dated July 18, 2005, and executed by the Assistant Secretary for Housing-Federal Housing Commissioner, the authority to execute all documents necessary in connection with the management and sale of residential real property acquired by HUD under its insured mortgage programs, including the authority to execute, acknowledge, seal, and deliver any agreements of sale, special warranty deeds, closing disclosures, and any other instrument that may be necessary in connection with property management and sales on behalf of the Department, is hereby delegated to:

<u>Name of Authorized Employee</u>	<u>Title</u>
Machelle Redmond	Principal
Alfreda Mayes	Senior Contract Manager
✓ Vernessya Tate	Contract Manager
Grace H. Feguer	Authorized Signer
Michelle Mitchell	Authorized Signer
Lisa Stone	Authorized Signer
Mark Lewis	Authorized Signer
Lanita Little-Maness	Authorized Signer
Ameer Drake	Authorized Signer
LaShaunda Wright	Authorized Signer

Effective **December 2, 2024**, the delegated authority granted in this document shall commence and be in full force and effect. Such delegated authority shall remain in full force and effect until **September 29, 2026**, unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted.

Sincerely,

VALERIE WILLIAMS
Valerie D. Williams
Director
Atlanta Homeownership Center

Digitally signed by: VALERIE WILLIAMS
DN: CN = VALERIE WILLIAMS C = US
O = U.S. Government CU = Department
of Housing and Urban Development
Office of Administration
Date: 2025.09.26 09:40:46 -0400