

9/1/2026 12:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539740

Doc Stamp-Deed: \$2,660.00

This instrument prepared by & return to:
Cindy Crews
Flamingo Bay Title LLC
3914 9th Avenue West
Bradenton, FL 34205
Consideration: 380,000.00

File Number: 2026-261
Parcel ID: 0143-02-0060

Warranty Deed

Made this 27th day of August, 2026 by, **Christopher James Alfano and Christina Carol Russo, husband and wife**, whose post office address is: **429 Patterson Avenue, Osprey, FL 34229**, hereinafter called the grantor, to: **Alaa Eddine Abou Elmajd, a married man as sole and separate**, whose post office address is: **429 PATTERSON AVENUE, Osprey, FL 34229**, 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 THREE HUNDRED EIGHTY THOUSAND AND 00/100 and 00/100 Dollars (\$380,000.00), 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 127, OSPREY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 205, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0143-02-0060

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: Dajahnay A Johnson

Print Name: Dajahnay Johnson

Address: 4101 s prairie ave apt 2

Chicago, IL 60653

Witness: [Signature]

Print Name: Yvenie Rowe

2547 Red Berry Way

Ocoee, FL 34761

Witness: Dajahnay A Johnson

Print Name: Dajahnay Johnson

Address: 4101 S prairie ave apt 2

Chicago, IL 60653

Witness: [Signature]

Print Name: Yvenie Rowe

2547 Red Berry Way

Ocoee, FL 34761

[Signature]
Christopher James Alfano

[Signature]
Christina Carol Russo

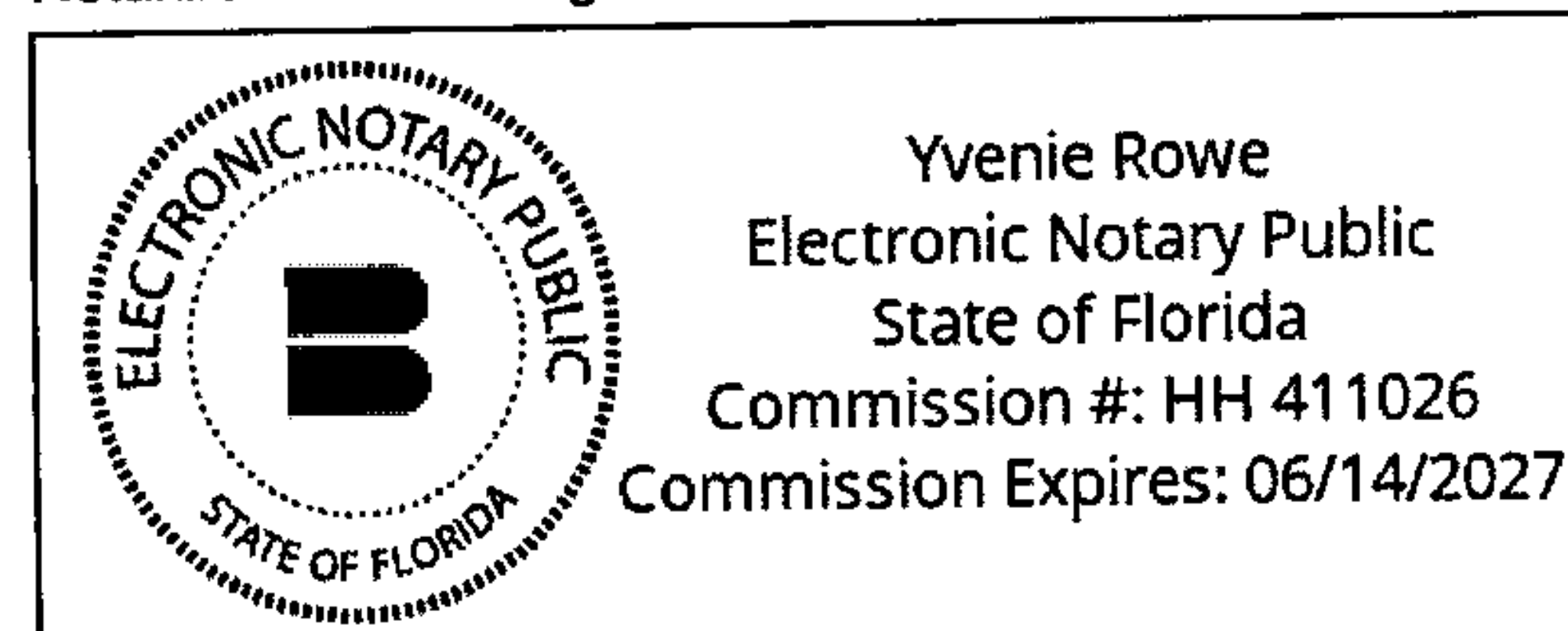
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 27 day of August, 2026, by Christopher James Alfano and Christina Carol Russo, ☐ who is/are personally known to me or ☒ who has/have produced FL Driver License as identification.

[Signature]
Signature of Notary Public

Yvenie Rowe
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



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