

Prepared by:
Wanda Pistella
Leech Tishman Fuscaldo & Lampl, LLC
8470 Enterprise Circle
Lakewood Ranch, Florida 34202

File Number: 2026-0192

Consideration: **795,000.00**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026119583 2 PG(S)

9/1/2026 4:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540093

Doc Stamp-Deed: \$5,565.00

General Warranty Deed

Made this September 1, 2026 A.D. By **Harvey K. Ganot and Bonita Ganot, husband and wife**, whose address is: 470 West End Ave. Apt 6B, New York, New York 10024, hereinafter called the grantor, to **Stephen McKenna, an unmarried man**, whose post office address is: 1750 Benjamin Franklin Dr. Apr PH-E, Sarasota, Florida 34236, 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Condominium Unit No. 6-F, KEY TOWERS SOUTH, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 889, Page 269, and any amendments and exhibits thereto, and according to the plat thereof, as recorded in Condominium Plat Book 4, Pages 39 through 39B, Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **2017101037**

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.

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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:

[Signature] - Witness
James Leiter #1

Print name:
2260 Broadway
Address Line 1:
NY NY 10024
Address Line 2:

Signature: *[Signature]* - Witness
#2

Print name:
FELITA IRWANDY
Address Line 1:
2260 BROADWAY
Address Line 2:
NY NY 10024

State of New York
County of New York

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of August, 2026, by Harvey K. Ganot and Bonita Ganot, husband and wife, who is/are personally known to me or who has produced NY DL as identification.

Seal

JULIA GUSZIN
Notary Public - State of New York
No. 01GU0008060
Qualified in New York County
My Commission Expires May 18, 2027

[Signature]
Harvey K. Ganot - Seller

[Signature]
Bonita Ganot - Seller

[Signature]
Notary Public
Print Name: Julia Guszin
My Commission Expires May 18th, 2027