

9/2/2026 2:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540522



SMITHLAW
ATTORNEYS

Prepared By:

Christopher D. Smith, Sr., Esq

FBN 0605433

1561 Lakefront Dr Unit 204

Sarasota, FL 34240

(941) 202-2222

www.ChrisSmith.com

Doc Stamp-Deed: \$0.70

PID: 0076090016

Situs: 1805 Ivanhoe St, Sarasota, FL 34231

Consideration: \$100.00

[Space Above This Line For Recording Data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 2 day of September, 2026, between **HAROLD A. TABAIE** and **JILA A. TABAIE**, as joint tenants with right of survivorship, whose post office address is 1110 Thornbury Dr, Parrish, FL 34219, collectively the *grantors*, and **JILA AMINI TABAIE**, an unmarried woman, whose post office address is 1110 Thornbury Dr, Parrish, FL 34219, the *grantee*.

(Whenever used herein the terms "grantors" 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, trusts, and trustees)

Witnesseth, that said grantors, for consideration in the amount of \$100.00 and other consideration, the receipt and sufficiency of which are hereby acknowledged by the grantors, have granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, all of grantors' right, title, and interest in the following described real property, which is situate, lying and being in **Sarasota County, Florida**, to-wit:

Lot 32, Block B, South Highlands, according to the plat thereof as recorded in Plat Book 2, Page 93, of the Public Records of Sarasota County, Florida.

Subject to taxes for the year 2026 and subsequent years, restrictions, reservations, covenants, and easements of record, if any.

Together with all the tenements, hereditaments, privileges, rights, interests, dower, reversions, riparian rights, remainders, easements thereunto appertaining, and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same forever in fee simple.

And the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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 for easements, reservations, and restrictions of record, if any, and taxes accruing subsequent to December 31, 2025.

This deed was prepared without a title search and without the benefit of title insurance.

In Witness Whereof, grantors have hereunto set grantors' hand and seal the day and year first above written.

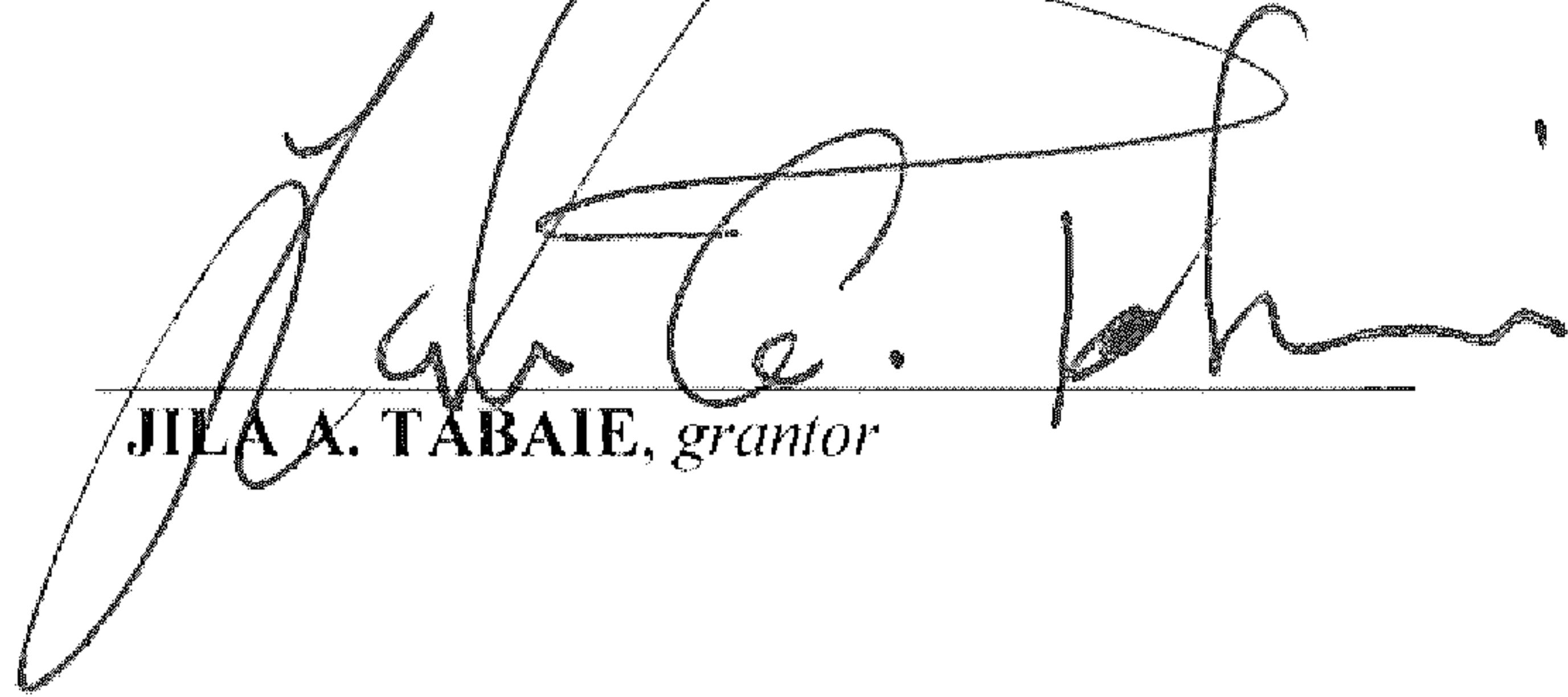


Witness 1 signature

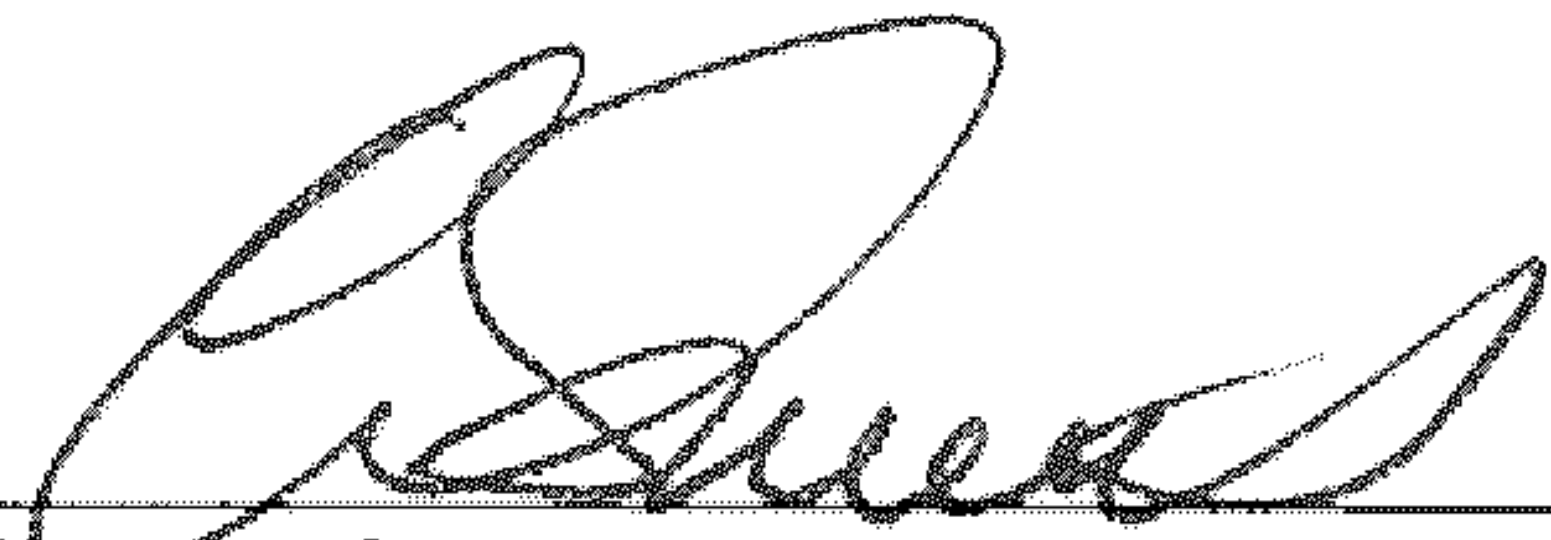
Morgan Cole

1561 Lakefront Dr, Unit 204

Sarasota, FL 34240



JILA A. TABAIE, grantor



Witness 2 signature

Christopher Smith

1561 Lakefront Dr, Unit 204

Sarasota, FL 34240

STATE OF FLORIDA §

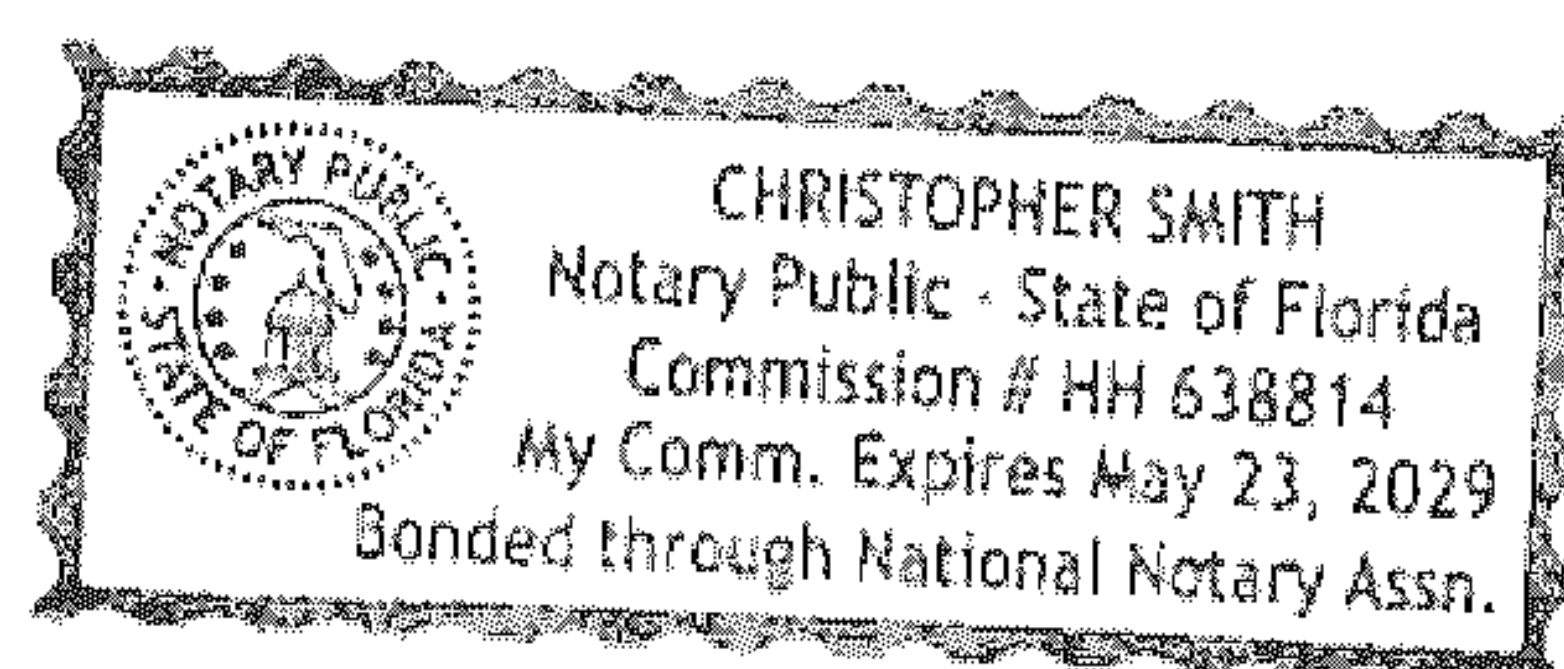
§

COUNTY OF SARASOTA §

The foregoing WARRANTY DEED was acknowledged before me, the undersigned authority, by means of physical presence, by **JILA A. TABAIE**, the Grantor, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Warranty Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 2 day of September, in the year 2026.

[seal]


Notary Public

Rosa Delgado
Witness 1 signature

Harold A. Tabaie
HAROLD A. TABAIE, grantor

Print name: Rosa Delgado
Address: 10817 Albany St
Hunters Park CA 90255

Sandra Grande
Witness 2 signature

Print name: Sandra Grande
Address: 3920 Josephine St.
Lynwood, CA 90262

STATE OF _____ §
COUNTY OF _____ §

The foregoing WARRANTY DEED was acknowledged before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, by **HAROLD A. TABAIE**, the Grantor, who produced a driver's license issued by _____ that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Warranty Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the _____ day of _____, in the year 2026.

[seal] See attached

Notary Public

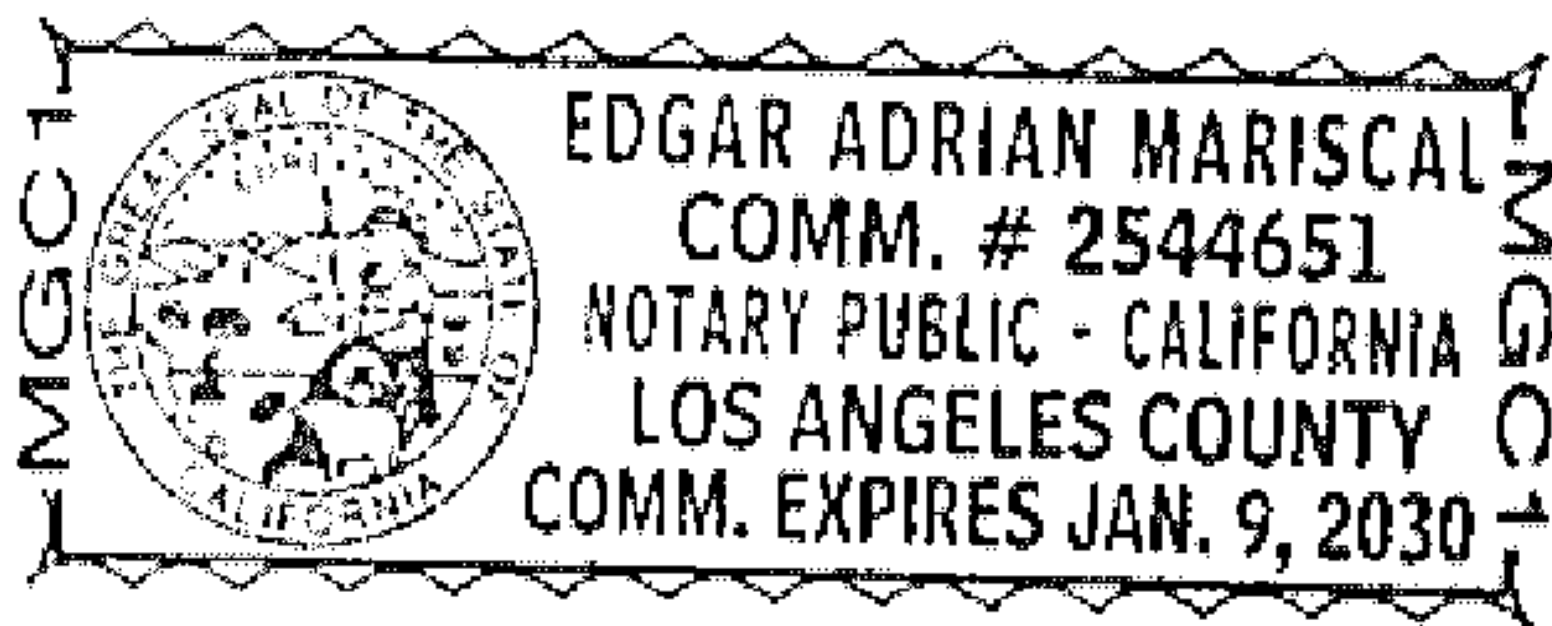
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On 8/27/26, before me, Edgar Adrian Mariscal, Notary Public,
personally appeared Harold A. Tabaie

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in dark ink, appearing to be 'Edgar', written over a horizontal line.

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document:

Warranty Deed.

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____