

Consideration: \$416,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: T.R. Smith, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-50583-001

9/3/2026 3:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3541202

Doc Stamp-Deed: \$2,912.00

Property Appraiser's Parcel ID No.: 0112-06-0003

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 3rd day of September, 2026, by and between **SMH Realty LLC, a Florida Limited Liability Company**, whose address is **2508 Seaview Avenue, Virginia Beach, VA 23455** (hereinafter "GRANTOR"), and **Brian L. Haray and Aimee H. Haray, husband and wife, as tenants by the entirety**, whose address is **300 Goldbach Drive, Stratford, CT 06614** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 3, BLOCK B, BREEZEWOOD ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 21, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Queenie Mohan
Printed Name Queenie Mohan
P.O. Address 2488 Orchard Hill
Lane Virginia Beach VA 23456

SMH Realty LLC, a Florida Limited Liability Company

By: Stuart Williams, Authorized Member
Stuart Williams, Authorized Member

(2) NARENDRA MOHAN NM
Printed Name Narendra Mohan
P.O. Address 2488 ORCHARD HILL LN
VIRGINIA BEACH VA 23456

By: Melbeth Lusica, Authorized Member
Melbeth Lusica, Authorized Member

NM
STATE OF ~~FLORIDA~~ VIRGINIA
NM
COUNTY OF ~~MANATEE~~ VIRGINIA BEACH CITY

NM
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2026, by Stuart Williams and Melbeth Lusica, Authorized Members of SMH Realty LLC, a Florida Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me of ☒ who has/have produced DRIVER'S LICENSE as identification.

Narendra Mohan
Signature of Notary Public

NARENDRA MOHAN
Print, Type/Stamp Name of Notary

Narendra Mohan
Notary Public
Commonwealth Of Virginia
My Commission Expires November 30, 2028
Registration Number: 7896839