

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026127533 2 PG(S)

9/18/2026 2:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547002

Consideration:	\$350,000.00
Recording Fees:	\$18.50
Documentary Stamps:	\$2,450.00

Doc Stamp-Deed: \$2,450.00

Prepared by and Return To:



SANDBERG
PHOENIX

Ann Johnson, Esquire
SANDBERG PHOENIX & VON GONTARD P.C.
P.O. Box 3948
Sarasota, FL 34230-3948
File No.: 34277.00001

SPECIAL WARRANTY DEED

This Warranty Deed is made by **Secretary of Housing and Urban Development**, hereinafter referred to as "Grantor," to **April Franciosi, a single person**, whose address is: 4051 Bent Tree Blvd, Sarasota, FL 34241, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of THREE HUNDRED AND FIFTY THOUSAND AND NO/100 (\$350,000.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida:

Lot 70, BENT TREE VILLAGE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 23, Pages 12, 12A through 12G, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0257050005.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with said except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

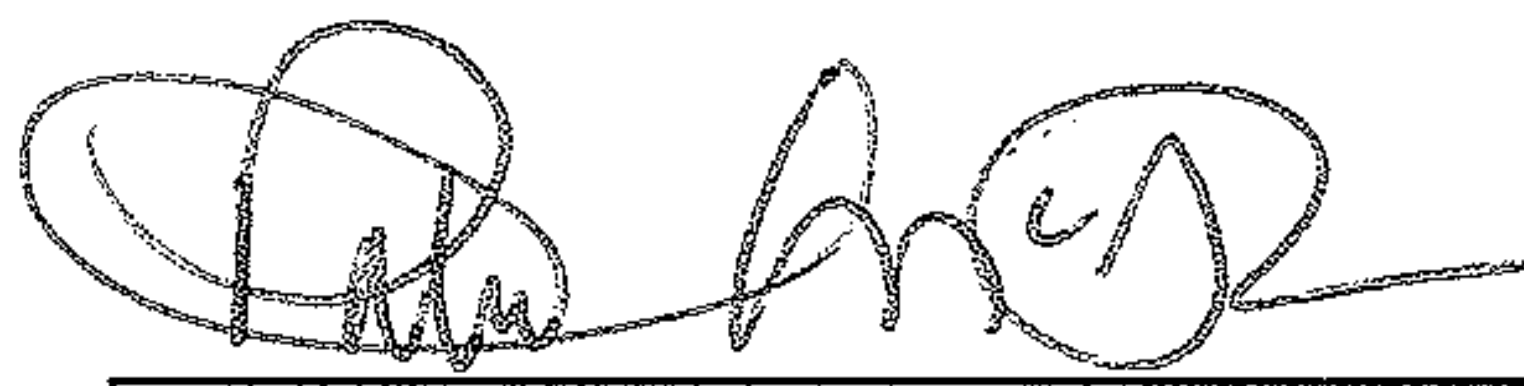
Executed on the 17 day of September, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**



Witness 1 Signature
Witness 1 Printed Name:
Denise John

Witness 1 Address:
3575 Piedmont Road NE
Building 15, Ste. L-120
Atlanta GA 30305

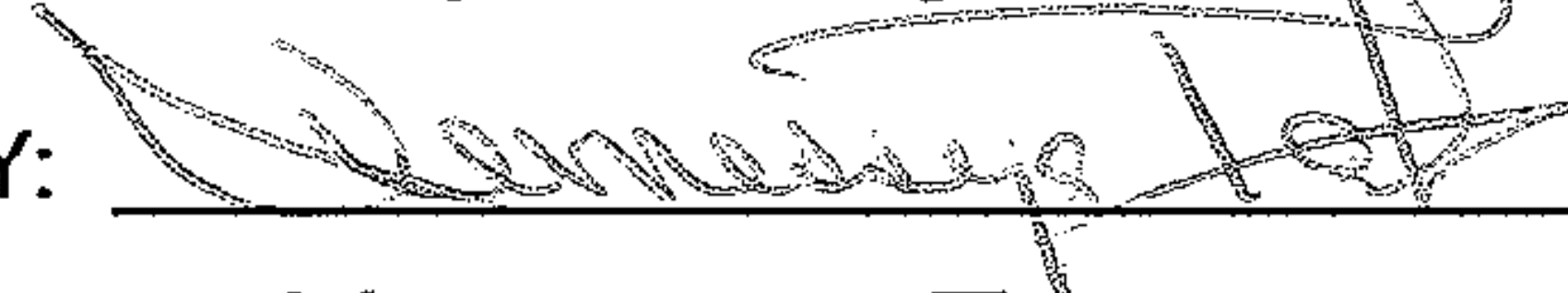


Witness 2 Signature
Witness 2 Printed Name:
Patricia McGhee

Witness 2 Address:
3575 Piedmont Road NE
Building 15, Ste. L-120
Atlanta GA 30305

GRANTOR:

The Secretary of Housing and Urban Development

BY: 

Name: Vernessya Tate

Title: Authorized Delegate

Address: 77 Forsyth Street SW
Atlanta, GA 30303

STATE OF GEORGIA

COUNTY OF FULTON

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical
Presence or ☐ Online Notarization on 9-17-, 2026, by Vernessya Tate, as the
Authorized Delegate of Secretary of Housing and Urban Development.

Personally known ☒
or Produced Identification ☐
Type of Identification Produced _____



Notary Public
Print Name: Mark Lewis
My Commission Expires: June 2, 2028

