

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026128307 2 PG(S)

9/22/2026 1:15 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547689

Doc Stamp-Deed: \$1,750.00

Consideration: \$250,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50792-001

Property Appraiser's Parcel ID No.: 0147081145

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 21st day of September, 2026, by and between **Laura Downey, a single woman**, whose address is **1005 Harston Lane, Erdenheim, PA 19038** (hereinafter "GRANTOR"), and **Hong Yang, a single woman**, whose address is **650 Park Avenue, 14B, New York, NY 10065** (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:

UNIT 103, PHASE 28, BUILDING 28, BAY STREET VILLAGE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN INSTRUMENT NO. 2014085481, AND AS AMENDED IN INSTRUMENT NO. 2016141252 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.

(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:

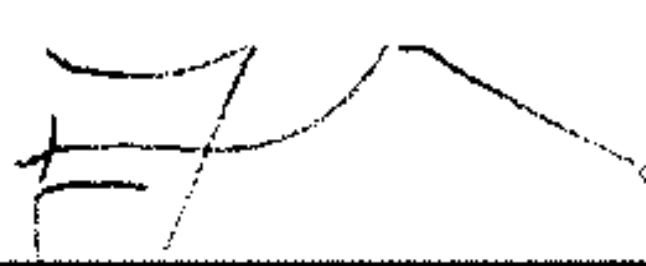
GRANTOR:

(1) Stephanie Leandre

Printed Name Stephanie Leandre

P.O. Address 538 Bassett Dr

Kissimmee FL 34758


Laura Downey

(2) Berjoh Elise Fullilove

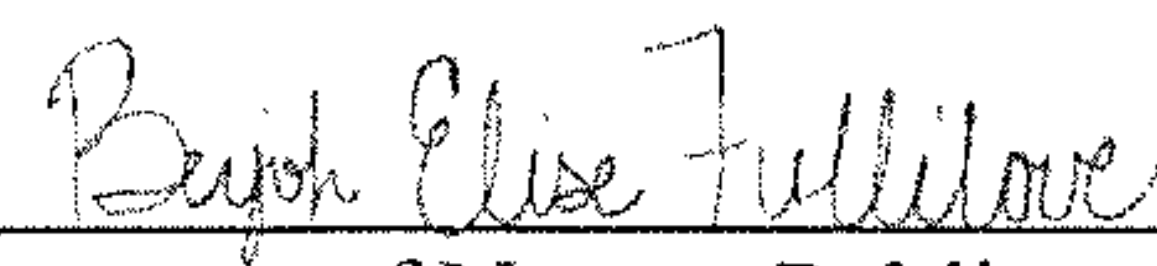
Printed Name Berjoh Elise Fullilove

P.O. Address 3971 SW Laffite St

Port St. Lucie FL 34953

STATE OF FLORIDA
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18th day of September, 2026, by Laura Downey, ☐ who is/are personally known to me or ☒ who has/have produced PA driver's license as identification.


Signature of Notary Public

Berjoh Elise Fullilove
Print, Type/Stamp Name of Notary

