

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026043894 2 PG(S)

Consideration: \$520,000.00

4/6/2026 9:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-448

SIMPLIFILE

Receipt # 3475733

Doc Stamp-Deed: \$3,640.00

Property Appraiser's Parcel ID No.: Property 1:  
0084-10-2005

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 1st day of April, 2026, by and between **KEITH O. STEN, INDIVIDUALLY, AND AS TRUSTEE OF THE KEITH O. STEN REVOCABLE TRUST AGREEMENT DATED NOVEMBER 9, 2019**, whose address is **5252 Willow Lake Court, Sarasota, FL 34233** (hereinafter "GRANTOR"), and **ALICE HOWARD, a single woman**, whose address is **5420 Eagles Point Circle, Unit 105, Sarasota, FL 34231** (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 NO. 105 OF EAGLES POINT AT THE LANDINGS I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OR BOOK 2554, PAGE 189, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 30, PAGE 10, 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 property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor herein represents that they are the sole trustee of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee.

*(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) [Signature]  
Printed Name WICKI KERNAN  
P.O. Address 500 Ocean Blvd  
Sarasota, FL 34242

KEITH O. STEN, INDIVIDUALLY, AND AS  
TRUSTEE OF THE KEITH O. STEN  
REVOCABLE TRUST AGREEMENT DATED  
NOVEMBER 9, 2019

[Signature]  
Keith O. Sten, Individually, and as  
Trustee aforesaid

(2) [Signature]  
Printed Name Lori J. Bo  
P.O. Address 50 Central Avenue Ste 110  
Sarasota, FL

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 31<sup>st</sup> day of March, 2026, by Keith O. Sten, Individually, and as Trustee of the Keith O. Sten Revocable Trust Agreement dated November 9, 2019, ( ) who is personally known to me or (X) who has produced PA DL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

