

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026043912 2 PG(S)**

4/6/2026 10:03 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475746

Doc Stamp-Deed: \$665.00

Consideration: \$95,000.00

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-426

Property Appraiser's Parcel ID No.: Property 1:

0074-06-1033

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of April, 2026, by and between **XUE ZHENG, a married woman**, whose address is **2519 Post Street, Jacksonville, FL 32204** (hereinafter "GRANTOR"), and **CHRISTOPHER THOMAS MCKEON, an unmarried man**, whose address is **4035 South School Avenue, #D3, 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 D-3 OF OAKWOOD GARDENS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1437, PAGE(S) 573, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

(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) *Richard S. Darlow*

Xue Zheng
Xue Zheng

Printed Name Richard S. Darlow
P.O. Address 1650 Margaret Street Ste 302
JAX, FL. 32204

(2) *[Signature]*

Printed Name Robert Ramirez
P.O. Address 1650 Margaret St. Ste 302
JAX, FL. 32204

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of March, 2026, by Xue Zheng, () who is personally known to me or () who has produced FL. Driver's License as identification.

[Signature]

Signature of Notary Public

Cortney Budzynski
Print, Type/Stamp Name of Notary

{AFFIX NOTARIAL STAMP/SEAL}

