

4/10/2026 4:43 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3478979

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$2,159.50

File No.: PC-2026-6023

Parcel ID Number: 1136-10-9702

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **10th day of April, 2026** between **Rising Investments, Inc, a Florida Corporation**, whose post office address is **17641 Charnwood Drive, Boca Raton, FL 33498**, of the County of Palm Beach, State of Florida, Grantor, to **Bruce A. Walker and Wendy G. Walker, Co-Trustees of The Bruce Walker and Wendy Walker Living Trust**, whose post office address is **4118 Brock Road, Chattanooga, TN 37421**, of the County of Hamilton, State of Tennessee, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 2, Block 1097, Twenty-Third Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page(s) 13, 13A through 13I, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS 1 SIGNATURE
PRINT NAME: JOSE VARGAS

WITNESS 1 ADDRESS:
2130 GLADES RD
Boca Raton, FL 33434

[Signature]
WITNESS 2 SIGNATURE
PRINT NAME: SACQUELINE BARATZ

WITNESS 2 ADDRESS:
4455 VIA DEL VILLETTI DR.
VENICE, FL 34293

Rising Investments, Inc, a Florida Corporation

By: [Signature]
Gabriel Cernea, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of April, 2026, by Gabriel Cernea, President of Rising Investments, Inc, a FL Corporation, on behalf of the corporation, who is/are personally known to me or who has/have produced FDL as identification.

[Signature]
Signature of Notary Public
JOSE VARGAS
Print, Type/Stamp Name of Notary



JOSE VARGAS
Commission # HH 350671
Expires January 18, 2027

(NOTARY SEAL)