

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0207

Property address:
2126 Sylvan Lea Dr, Sarasota, Florida 34240

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050954 2 PG(S)**

4/17/2026 12:41 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481958

Doc Stamp-Deed: \$1,888.60

General Warranty Deed

Made this April 17, 2026 A.D. By **Thomas M Walker and Ashley N Walker, husband and wife**, whose post office address is: 5270 Vanderipe Rd., Sarasota, FL 34241, hereinafter called the Grantor, to; **TIMA FL LLC, a Florida limited liability company**, whose post office address is: 1651 S Missouri Ave, Clearwater, Florida 33756, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$269,800.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Lot 8, Block F, SYLVAN LEA, according to the map or plat thereof, as recorded in Plat Book 26, Page 22, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0236120024**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

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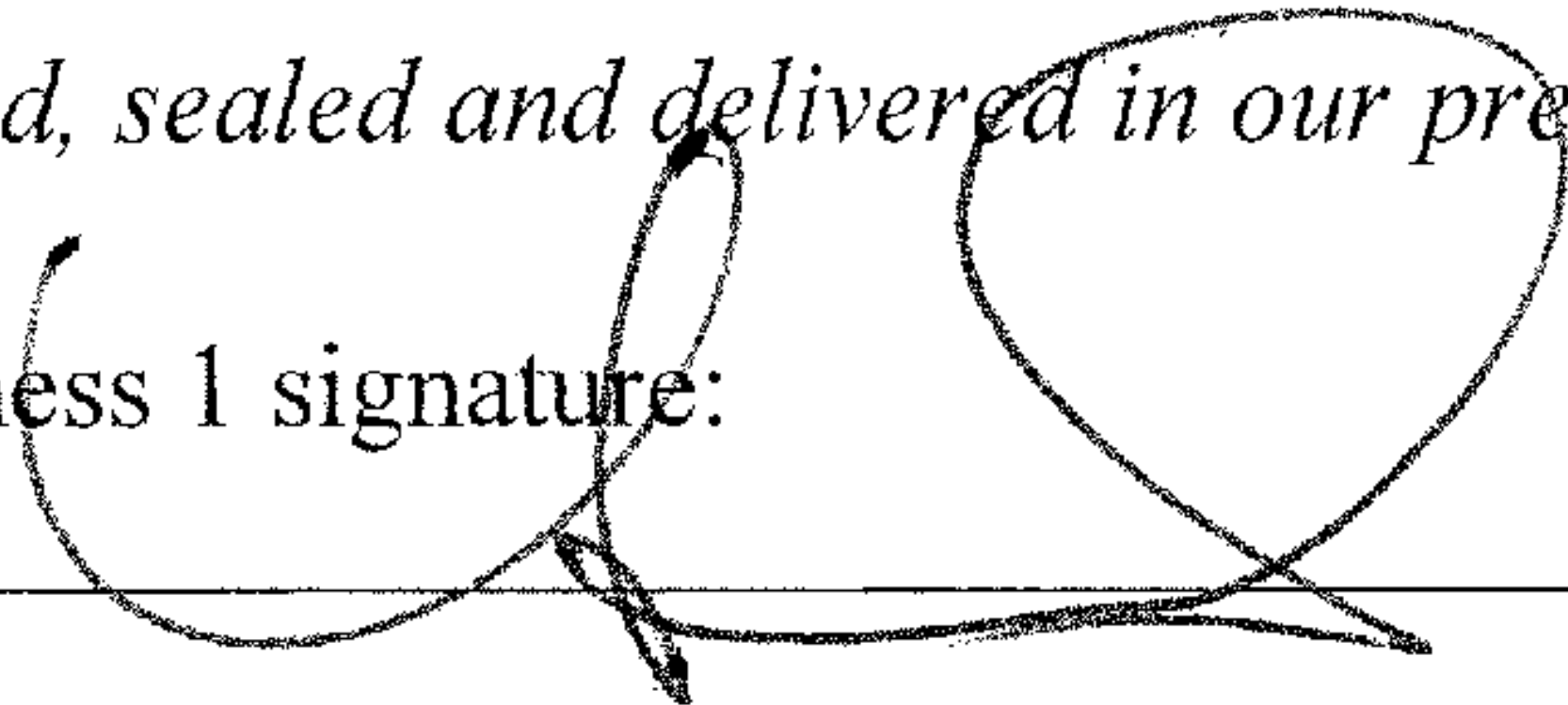
Property address:
2126 Sylvan Lea Dr, Sarasota, Florida 34240

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

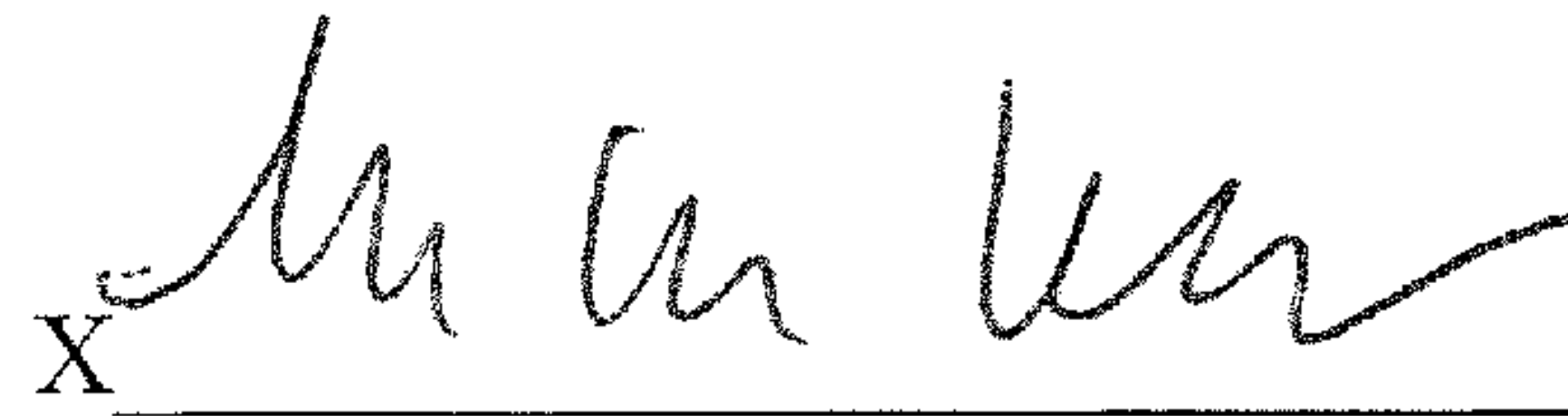
X



Witness 1 Printed Name and Address:

Sandra M. Whitehead

6311 Atrium Dr # 206, Lakewood Ranch, FL 34202

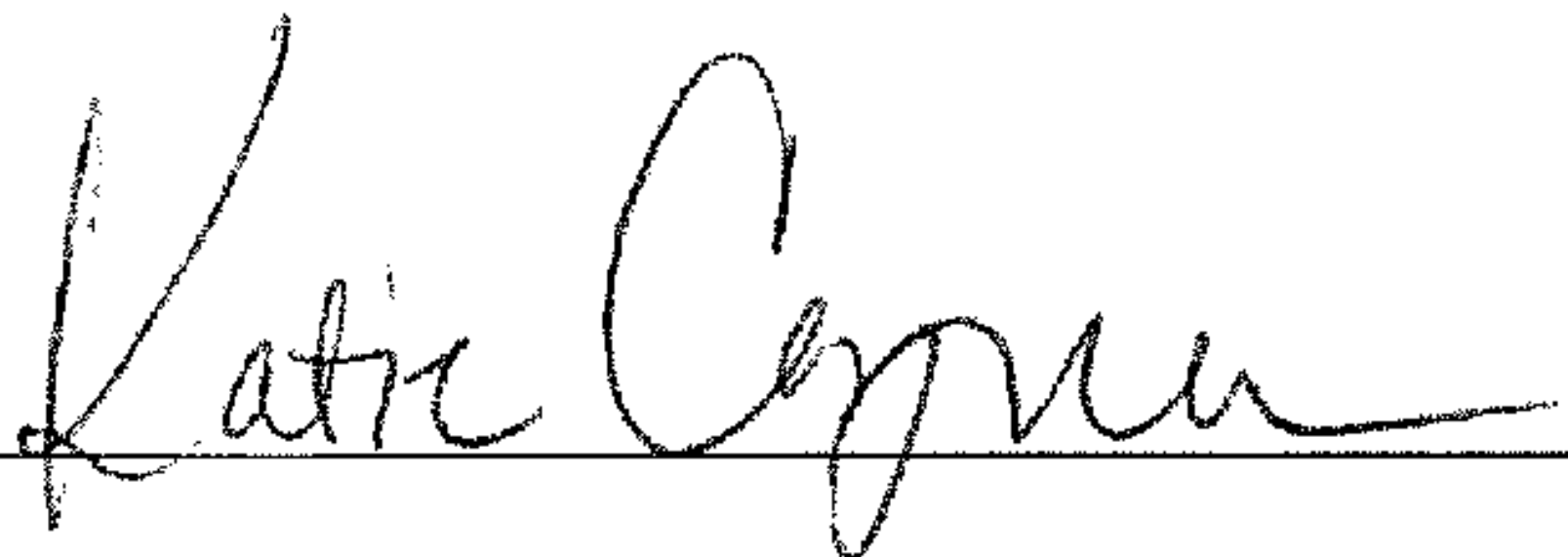


X

Thomas M. Walker

Witness 2 signature:

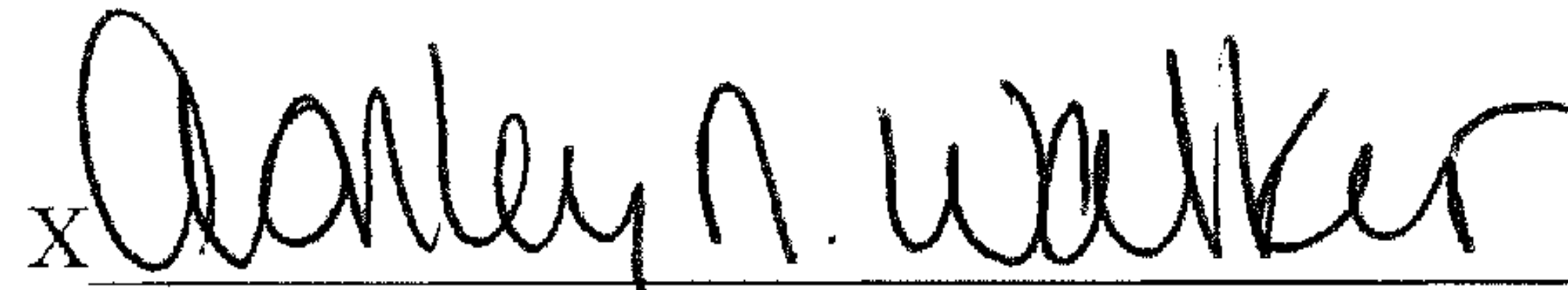
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Witness 2 Printed Name and Address:

Katie Coyne

6311 Atrium Dr # 206, Lakewood Ranch, FL 34202



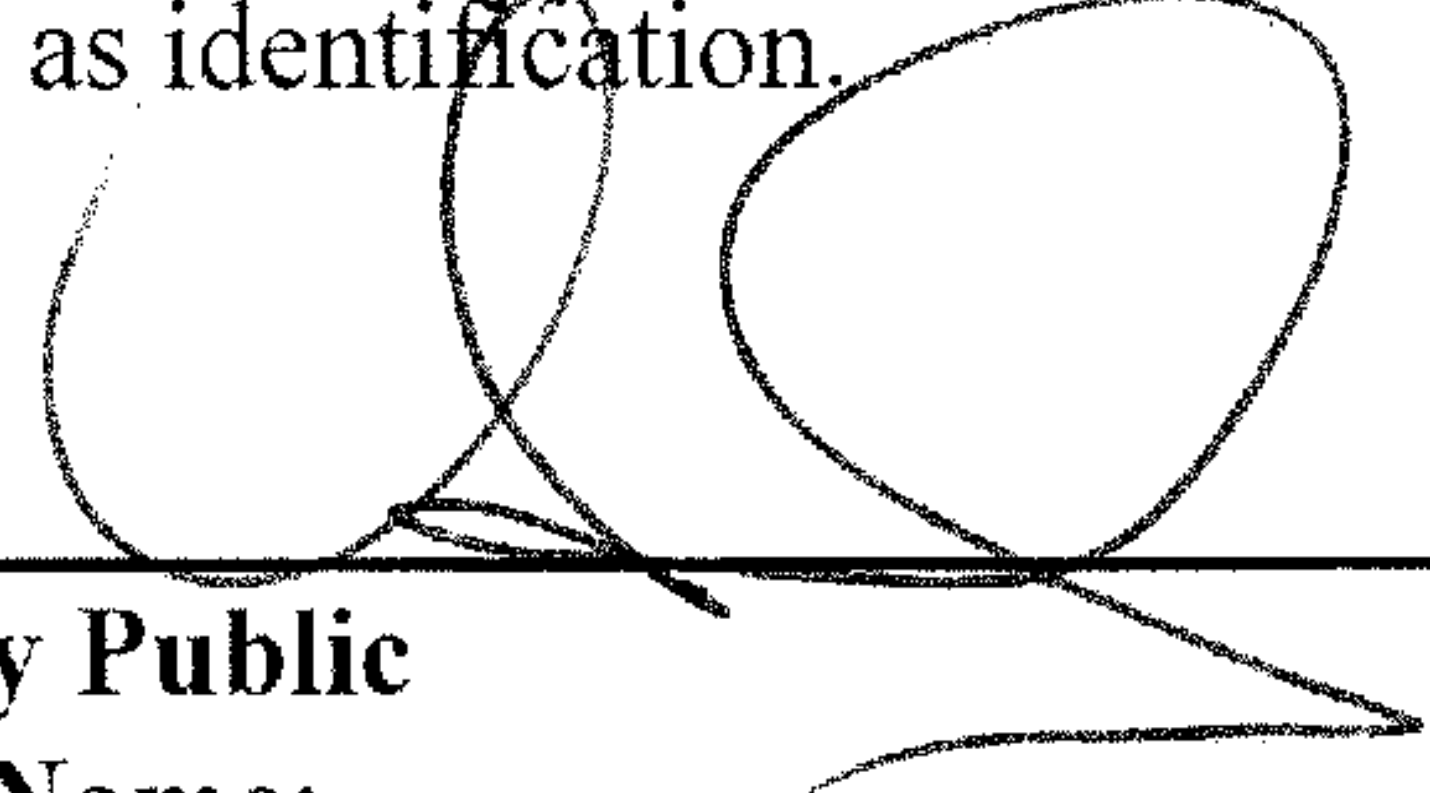
X

Ashley N Walker

State of FLORIDA County of ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization, this 17 day of April, 2026, by Thomas M Walker and Ashley N Walker, husband and wife, who is/are personally known to me or who has produced FL D.L. as identification.

X



Notary Public

Print Name:

My Commission Expires:

Seal:

