

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058178 2 PG(S)

4/30/2026 4:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488132

Consideration: \$795,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-47062-001

Doc Stamp-Deed: \$5,565.00

Property Appraiser's Parcel ID No.: 0107012004

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 30th day of April, 2026, by and between **MARK A. K. JAMES AND JENNIFER L. JAMES, HUSBAND AND WIFE**, whose address is 35132 North Jacobs Road, San Tan Valley, AZ 85144 (hereinafter "GRANTOR"), and **GERARD P. CHAMPALOUX AND BARBARA R. CHAMPALOUX, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is 1087 Lake House Circle, #C104, Siesta Key, FL 34242 (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 C-104, OUR HOUSE AT THE BEACH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1368, PAGE 1160, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 14, PAGES 15, 15A THROUGH 15H, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, 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.

(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:

(1) Lynda Eatchel
Printed Name Lynda Eatchel
P.O. Address 24871 S. Ellsworth Rd #100
GC, AZ 85142

(2) [Signature]
Printed Name 24871 S. Ellsworth Rd #100
P.O. Address GC, AZ 85142
Michael Varrata

GRANTOR:

[Signature]
Mark A. K. James
[Signature]
Jennifer L. James

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2026, by Mark A. K. James and Jennifer L. James, who are personally known to me or who have produced Michigan Drivers licence as identification.

[Signature]
Signature of Notary Public

(AFFIX SEAL)

Tami Bowles
Print, Type/Stamp Name of Notary

My Commission Expires: 4/8/29

