

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026062105 2 PG(S)**

5/7/2026 3:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491487

Consideration: \$190,000.00

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

Property Appraiser's Parcel ID No.: 0411-07-1042

Doc Stamp-Deed: \$1,330.00

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED TO TRUSTEE, is made this 7th day of May, 2026, by and between **ROBERT DOUGLAS WALTERS AND ANN THERESE WALTERS, HUSBAND AND WIFE**, whose address is **8592 Shelly Woods Court, Springboro, OH 45066** (hereinafter "GRANTOR"), and **JOSEPH H. MOORE, III, AND RACHELLE L. MOORE, AS TRUSTEES OF THE JOSEPH H. MOORE, III & RACHELLE L. MOORE JOINT REVOCABLE TRUST DATED APRIL 13, 2023, AND ANY AMENDMENTS THERETO**, whose address is **17543 Meadow Wood Road, Spring Lake, MI 49456** (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. 142, BUILDING 8, ESTANCIAS OF CAPRI ISLES, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1376, PAGE 843, AND AS AMENDED, AND ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGE 33, AND AS AMENDED, OF THE 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

(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) Natesha LaWanda Evans
Printed Name Natesha LaWanda Evans
P.O. Address _____
975 Herons Run Lane, Woodbridge, VA 22191

Robert Douglas Walters
Robert Douglas Walters

Ann Therese Walters
Ann Therese Walters

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

STATE OF Texas

COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 5th day of May, 2026, by Robert Douglas Walters and Ann Therese Walters, () who are personally known to me or (X) who have produced Driver License as identification.

Broderick Thomas

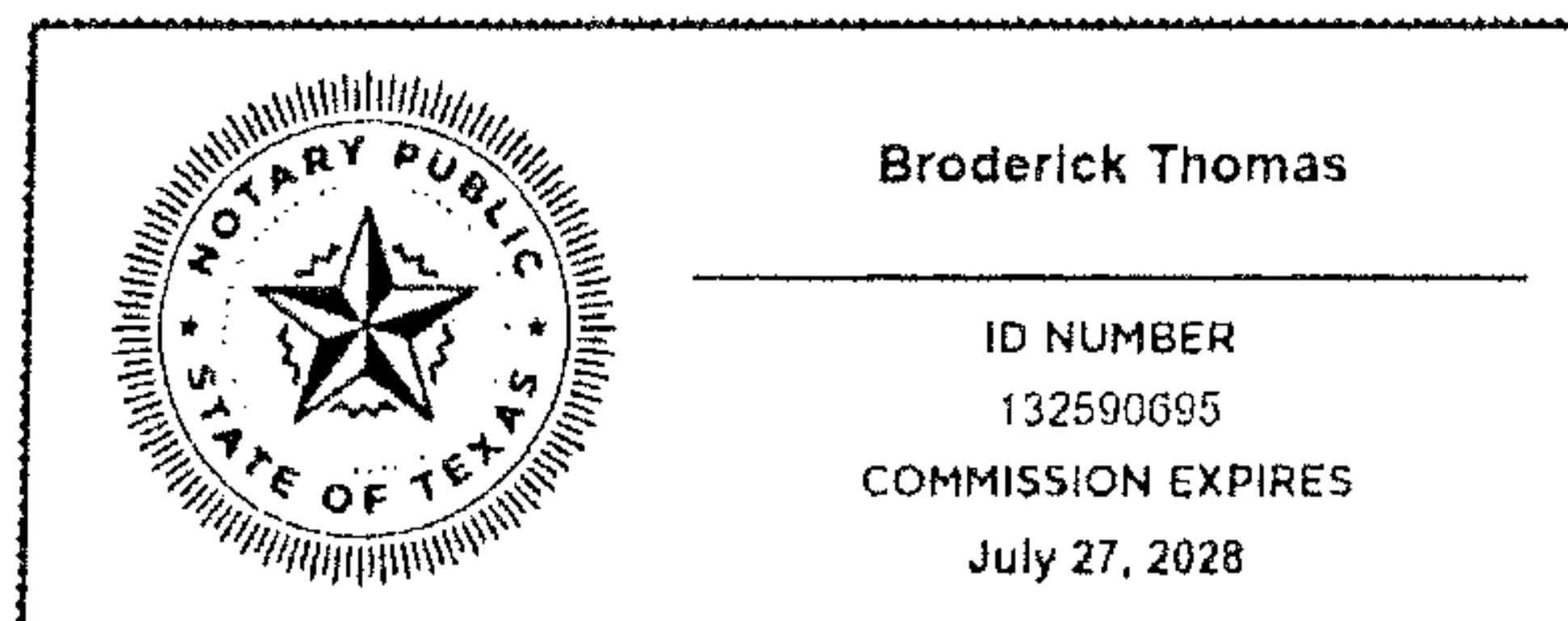
Signature of Notary Public

(AFFIX SEAL)

Broderick Thomas

Print, Type/Stamp Name of Notary

My Commission Expires: 07/27/2028



Electronically signed and notarized online using the Proof platform.