

This instrument prepared by & return to:
Michael J. Belle, Esq.
Michael J. Belle, P.A.
2364 Fruitville Road
Sarasota, FL 34237
Our File: 51520
PID: 0084130038
Rec: \$18.50
Doc: \$0.70

5/26/2026 1:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3498557

Doc Stamp-Deed: \$0.70

General Warranty Deed

Made this 26th day of May, 2026 by **KARLAND LLC**, a Florida limited liability company, whose post office address is: 1251 Southport Dr., Sarasota, FL 34242, hereinafter called the grantor, to: **JACOB B. WALKER and ASHLEY N. WALKER, Husband and Wife**, whose post office address is: 1243 Southport Dr., Sarasota, FL 34242 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 Ten and 00/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 16 LESS THE SOUTHERLY 1 FOOT, ROYAL PALM HARBOR SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 9, Page 68, of the Public Records of Sarasota County, Florida.

Examination of title to the subject property was not undertaken in connection with the preparation of this instrument.

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

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

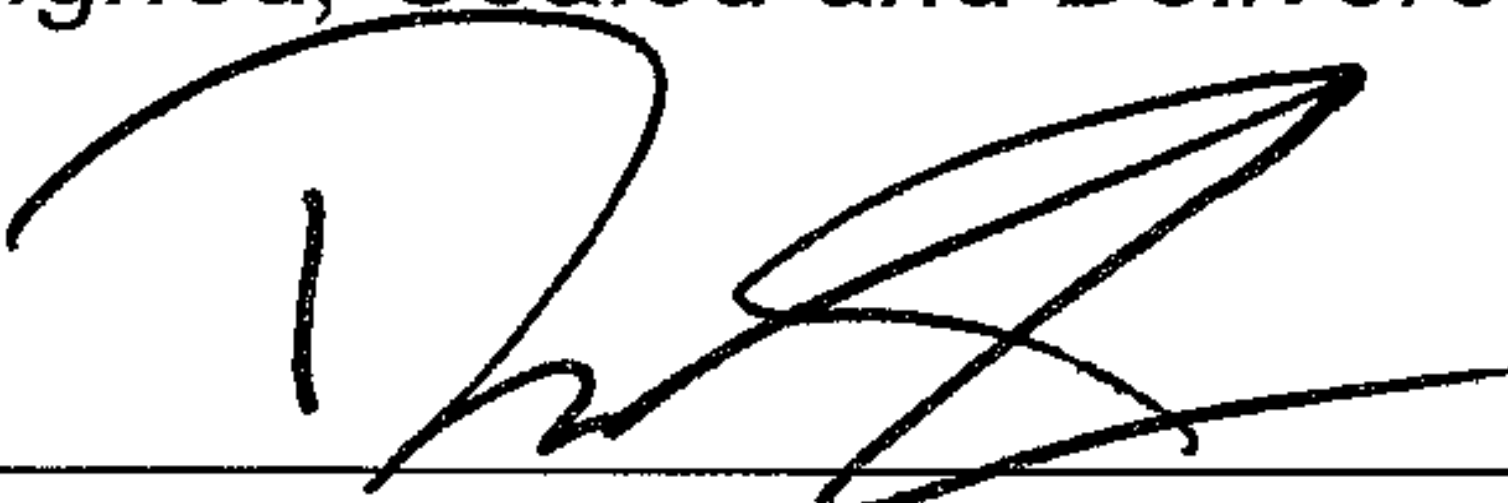
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

SIGNATURES FOLLOW ON NEXT PAGE

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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
Derek Eisemann
Print Name #1
PO Address: 2364 Fruitville Rd., Sarasota, FL 34237

KARLAND LLC,
a Florida limited liability company



By: John V. Walker, III, Manager



Witness #2
Amanda Cole
Print Name #2
PO Address: 2364 Fruitville Rd., Sarasota, FL 34237

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of May 2026 by **John V. Walker, III, Manager of KARLAND LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or who has produced FL ID as identification.



Notary Public
My Commission Expires:

