

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088318 2 PG(S)**

6/29/2026 12:39 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513448

Prepared by and return to:

Harry W. Haskins
Haskins Law, LLC
3400 South Tamiami Trail
201
Sarasota, FL 34239

Doc Stamp-Deed: \$3,010.00

File No 2026-180

Parcel Identification No 0173-13-5039

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of June, 2026 between Donna Lynn Walter, n/k/a Lynn Walter, whose post office address is 8513 Creekside Lane, Darien, IL 60561, and James Donald Johnson and Georgia Lee Johnson, whose post office address is 309 Gage Road, Riverside, IL 60546, Grantor, to Cindys Beach, LLC, a Florida limited liability company, whose post office address is 2239 Otter Creek Lane, Sarasota, FL 34240, 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:

Unit 414, SAN MARCO APARTMENTS, a Condominium according to the Declaration of Condominium recorded in the Official Records Book 835, Pages 865 through 911, inclusive, and all subsequent amendments thereto, and according to the Plat thereof recorded in Condominium Book 3, Pages 49, 49A, 49B and 49C, of the Public Records of Sarasota County, 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.

Grantor warrants that at the time of this conveyance, the subject property is not the homestead of the Grantor, nor is it the homestead of Grantor's spouse, nor is it contiguous to the homestead of the Grantor or their spouse.

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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Donna Lynn Walter
Donna Lynn Walter, a/k/a Lynn Walter

James Donald Johnson
James Donald Johnson

Georgia Lee Johnson
Georgia Lee Johnson

Cary M. Kukca
WITNESS
PRINT NAME: CARY M. KUKCA

1812 Woodview St
Oakton VA 22136
WITNESS 1 ADDRESS

William Vega
WITNESS
PRINT NAME: WILLIAM VEGA

9323 WATER GLCN
DARLEN - IL
WITNESS 2 ADDRESS 60541

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 23 day of June, 2026, by Donna Lynn Walter, a/k/a Lynn Walter, James Donald Johnson and Georgia Lee Johnson, (☐) who is/are personally known to me or (☒) who has/have produced DRIVERS LICENSE as identification.

Enrique Agustin Garcia-Gonzalez
Signature of Notary Public

Enrique Agustin Garcia-Gonzalez
Print, Type/Stamp Name of Notary

