

7/21/2026 12:49 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3522344

Doc Stamp-Deed: \$770.00



Prepared by and Return to:
Alicia Loupe, an employee of
First International Title, LLC
329 S. Nokomis Avenue, Ste F
Venice, FL 34285

File No.: 268122-91

WARRANTY DEED

This indenture made on **July 20, 2026** by **Joshua Faust and Angela Faust, husband and wife**, whose address is: 12627 20th St E, Parrish, FL 34219 hereinafter called the "grantor", to **Sean David Walker, a single man**, whose address is: 400 Base Avenue E. #225, Venice, FL 34285, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

Unit 225, THE SENTINEL, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Official Records Book 999, Pages 674, and amendments thereto, and as per Plat thereof, recorded in Condominium Book 6, Pages 36 and 36-A, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0430161036**

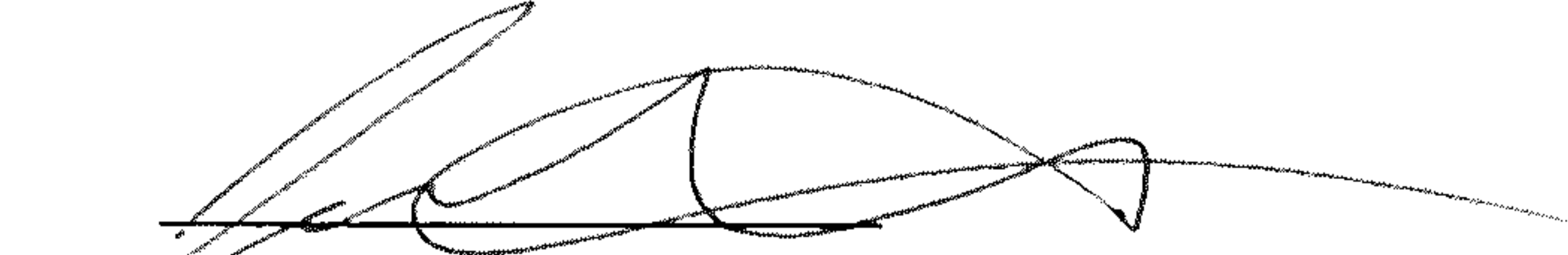
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Joshua Faust

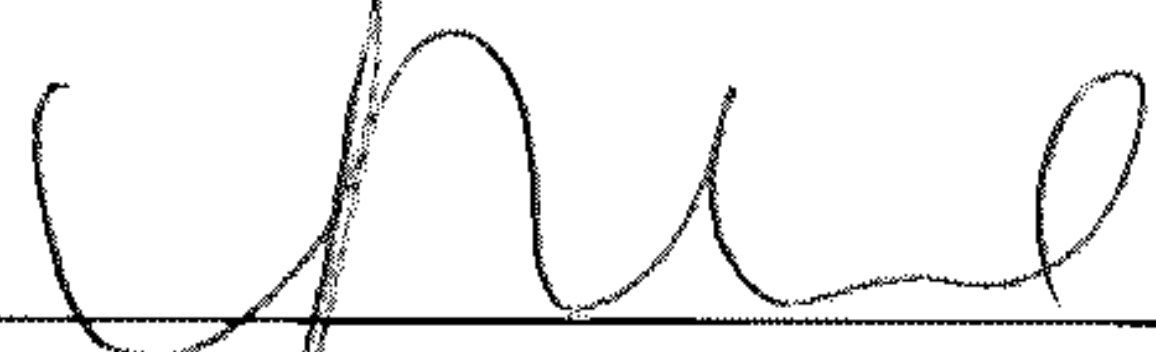

Angela Faust by  as her attorney in fact
Angela Faust by Joshua Wayne Faust as her attorney in fact

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Fida Ouni

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239


2nd Witness Signature

Print Name: Jennifer Merrick

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

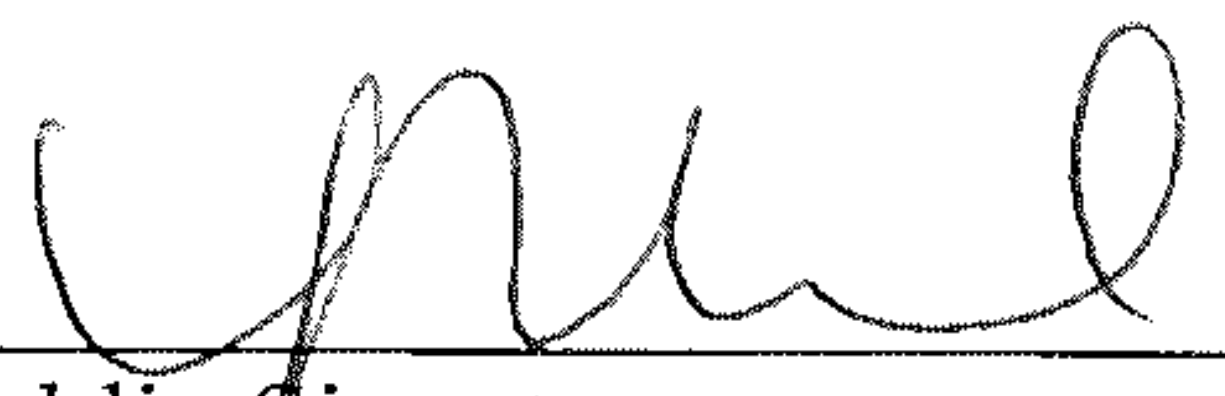
State of Florida

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or () online notarization on 7/17/2026, by **Joshua Faust and Joshua Wayne Faust as her**

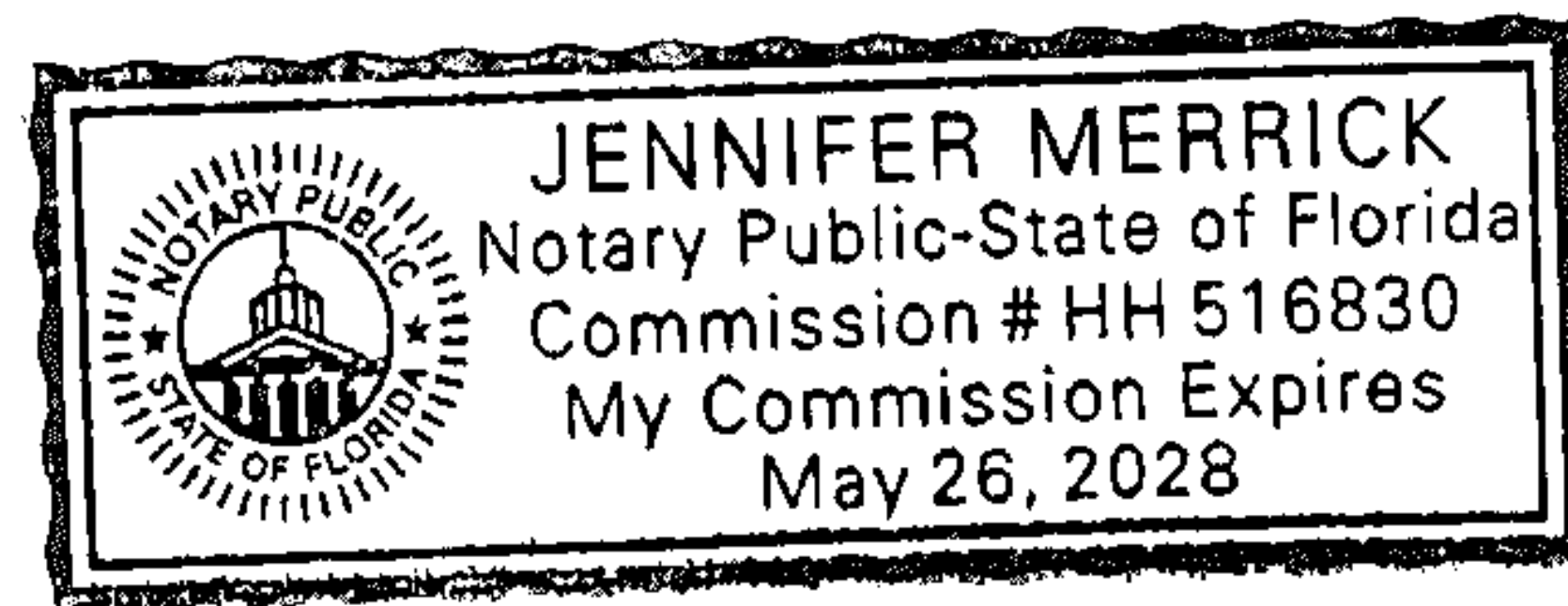
attorney in fact for Angela Faust, who () is/are personally known to me or who ☒ produced a valid

FDL as identification.


Notary Public Signature

Printed Name:

My Commission Expires:



(NOTARY SEAL)