

7/24/2026 10:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523932

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240

As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,750.00

File No.: 2026-07-4744

Parcel ID Number: 0095-12-1048

WARRANTY DEED

This WARRANTY DEED, made July 23, 2026, by **JAMES ROBERT BEKKERING AND LYNNE KAY BEKKERING, HUSBAND AND WIFE**, whose address is 7930 Cedar Street, Beulah, MI 49617 (the "Grantor"), to **DEVIRIM EKSI AND VUSLAT EKSI, HUSBAND AND WIFE**, whose address is 9732 Mill Run Drive, Great Falls, VA 22066 (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 TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00) and other valuable consideration, 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 No. 1302, Building 13 of Palmer Oaks, Phase 2, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007118811, of the Public Records of Sarasota County, Florida, and as may be further amended, together with its undivided share in the common elements.

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

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.

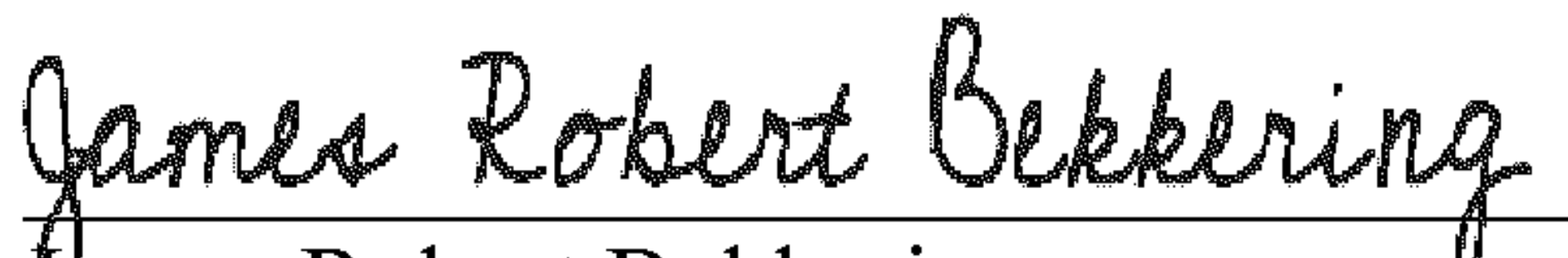
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

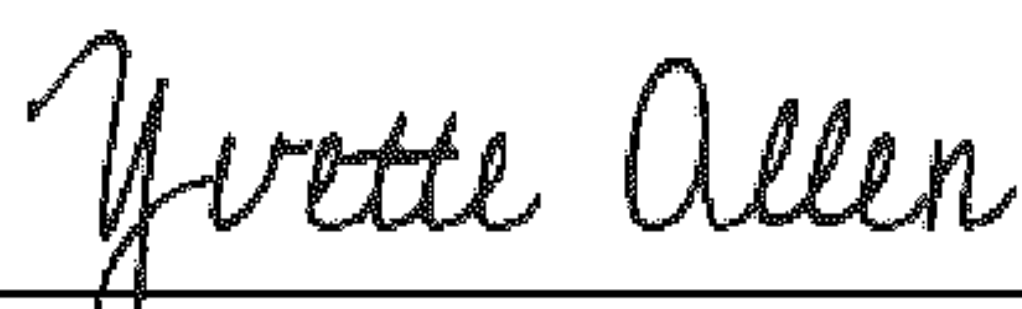
Signed, sealed and delivered in our presence:



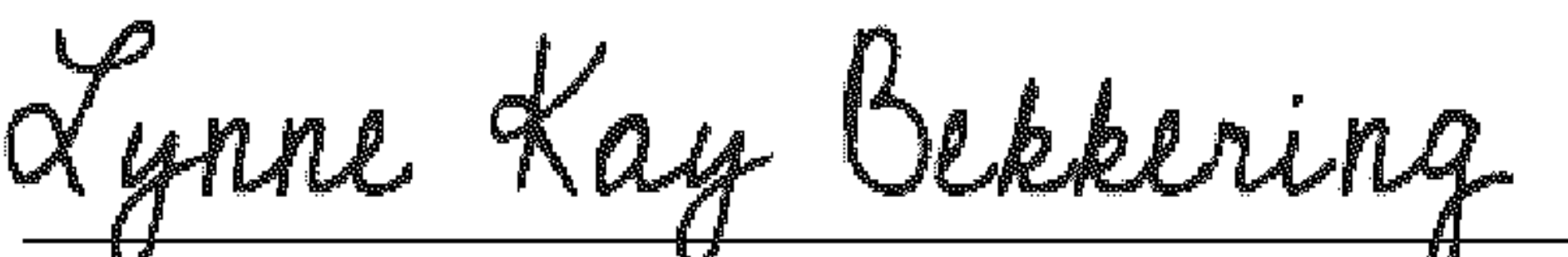
Signature
Witness Printed Name Nadia DeMessa
Witness #1 Address 424 E Central Blvd, #203
Orlando, FL 32801



James Robert Bekkering



Signature
Witness Printed Name Yvette Allen
Witness #2 Address 424 E Central Blvd, #203
Orlando, FL 32801

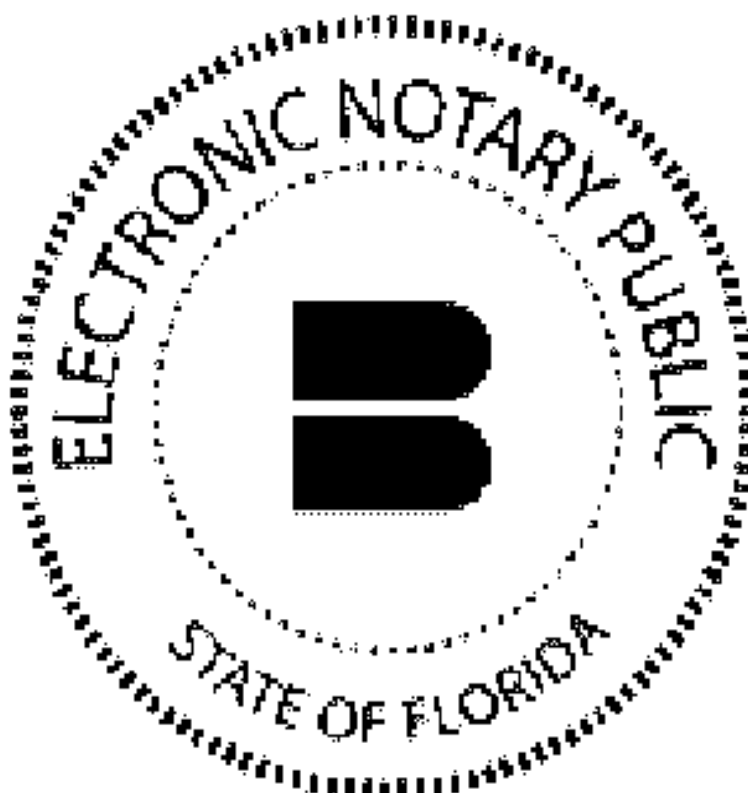


Lynne Kay Bekkering

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on 22nd day of July, 2026, by James Robert Bekkering and Lynne Kay Bekkering, who is/are ☐ personally known to me or who has/have ☒ produced Driver License as identification.

Notarized online using audio-video communication technology



Nadia DeMessa
Electronic Notary Public
State of Florida
Commission #: HH391253
Commission Expires: 06/13/2027



Notary Public
Print Name: Nadia DeMessa
My Commission Expires: 06/13/2027