

8/31/2026 4:46 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3539482

Doc Stamp-Deed: \$2,170.00

Consideration: \$310,000.00

Prepared by and return to:

Opus Title, LLC

Attn:Lori Bo

PO Box 5947

Sarasota, FL 34277

OTL-26-585

Property Appraiser's Parcel ID No.: Property 1:

0148-11-1008

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of August, 2026, by and between **ADAM J. WALKER, a married man**, whose address is **6615 Rosy Barb Court, Lakewood Ranch, FL 34202** (hereinafter "GRANTOR"), and **CHARLES S. DHANRAJ AND MARY DHANRAJ, husband and wife, as tenants by the entirety**, whose address is **44 Meadow Road, Scarsdale, NY 10583** (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 8B, HERON BAY CLUB, A CONDOMINIUM, SECTION ONE, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 1432, PAGES 849 THRU 918, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 16, PAGES 27 AND 27-A, 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

(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) Janelle M. Duncan
Printed Name JANELLE DUNCAN
P.O. Address 8141 Lakewood Main St.
Suite 101
Lakewood Ranch, FL 34202

Adam J. Walker
Adam J. Walker

(2) Lori J. Bo
Printed Name: Lori J. Bo
P.O. Address: 8141 Lakewood Main Street
Suite 101
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28th day of August, 2026, by Adam J. Walker, () who is personally known to me or (X) who has produced FL DL as identification.

Lori J. Bo
Signature of Notary Public

Print, Type/Stamp Name of Notary

