

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122100 2 PG(S)**

Prepared by and Return to:
Sheri L. Wills
MTI Title Insurance Agency, Inc.
3066 University Parkway
Sarasota, FL 34243

9/8/2026 1:59 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3542203

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0091140051
File- MFL-2276399
Consideration Amount \$625,000.00

Doc Stamp-Deed: \$4,375.00

WARRANTY DEED

This Indenture, Made this September 8, 2026, between Paul Micheal Eagans and Brittany Lynn Eagans, Husband and Wife, whose post office address is: 7564 Nighthawk Drive, Sarasota, FL 34241, hereinafter called the "Grantor", and, Samer Istafanous and Ilham Eskander, husband and wife, whose post office address is: 4857 Silver Topaz Street, Sarasota, FL 34233, hereinafter called the "Grantee".

[Whenever used herein the terms 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

Lot 39. Ashton Meadows, according to the Plat as recorded in Plat Book 52, Pages 100 through 103, of the Public Records of Sarasota County, Florida.

Property Address: 4857 Silver Topaz Street, Sarasota, FL 34233

Property is the homestead of the Grantor(s).

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Amanda Blackmon
Witness #1 Signature
Amanda Blackmon
Witness #1 Print Name

3341 W Bearss Ave
Witness #1 Address
Tampa FL 33618
Witness #1 City, State, Zip Code

Signed by:
Sheri L Wills
Witness #2 Signature
Sheri L Wills
Witness #2 Print Name
3066 University Pkwy
Witness #2 Address

Sarasota FL 34243
Witness #2 City, State, Zip Code

THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 9/4/2026 day of , by: Paul Micheal Eagans and Brittany Lynn Eagans, Husband and Wife who is/are personally known by me or who has/have produced: Drivers License as identification.

Sheri L Wills
Notary Public

My Commission Expires:

SHERI L WILLS
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH666336
My Commission Expires 6/8/2029
ONLINE NOTARY