

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026122549 2 PG(S)**

Consideration: \$615,000.00

Prepared by and return to:
Opus Title, LLC
Attn: Lori Bo
PO Box 5947
Sarasota, FL 34277
OTL-26-586

9/9/2026 12:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3542606

Doc Stamp-Deed: \$4,305.00

Property Appraiser's Parcel ID No.: Property 1:
0084-10-2020

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of September, 2026, by and between **JENNIFER WALKER AND MICHAEL WALKER, wife and husband**, whose address is **900 Tamiami Trail South, Apt. 313, Venice, FL 34285** (hereinafter "GRANTOR"), and **CHRISTY TEMPLE, a single woman**, whose address is **3115 Bellewood Ave, Apt 1, Cincinnati, OH 45213** (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 402, EAGLES POINT AT THE LANDINGS I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 2554, PAGES 189 THRU 238, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 30, PAGES 10A THRU 10G, 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.

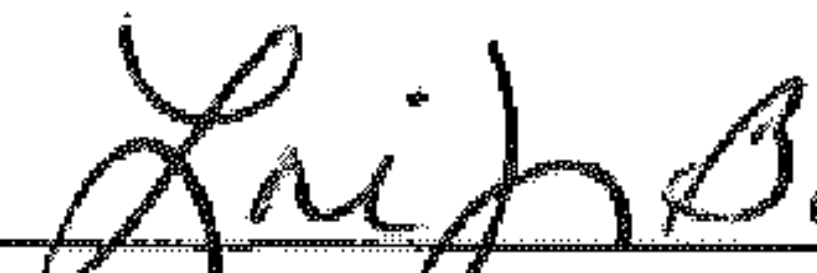
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

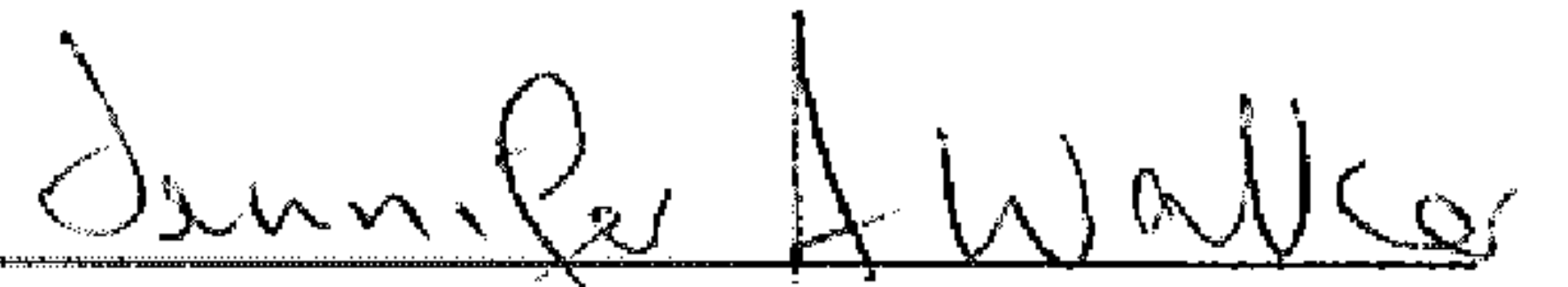
Signed, sealed and delivered in our presence:

WITNESSES:

(1) 
Printed Name PEG DAVANT
P.O. Address 50 CENTRAL AVE #110
SARASOTA, FL 34231

(2) 
Printed Name Lori J. Bo
P.O. Address: 400 Barcelona Avenue
Venice, FL 34285

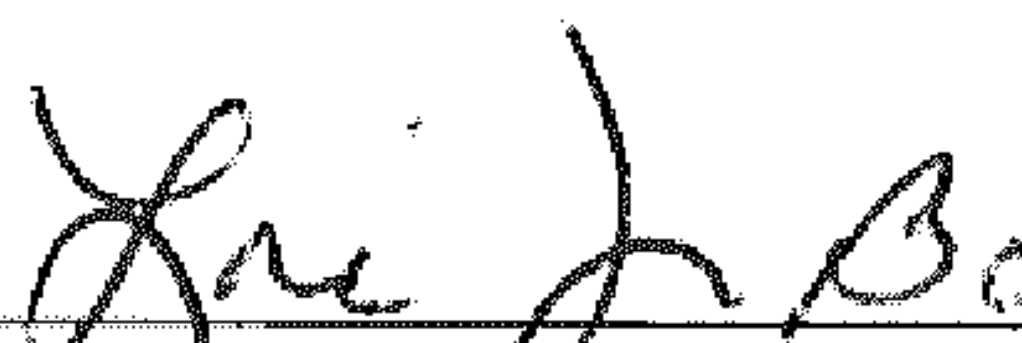
GRANTOR:


Jennifer Walker

Michael Walker

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 8th day of September, 2026, by Jennifer Walker and Michael Walker, () who are personally known to me or (X) who have produced FL DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

