

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026125867 3 PG(S)**

**9/15/2026 4:49 PM**

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

**Receipt # 3545496**

**Doc Stamp-Deed: \$3,867.50**

**This instrument was prepared by:**

**Robert R. Hoose, Esq**

**Clunk, Hoose Co., LPA**

**495 Wolf Ledges Parkway**

**Akron, OH 44311**

**Phone: 330-436-6700**

**After Recording Mail To:**

**Omega Title Agency, LLC**

**495 Wolf Ledges Parkway, Suite 1**

**Akron, OH 44311**

**File No.: FL2025-26648 REO ID: A2500RA**

**Permanent Parcel No. 0257140058**

**SPECIAL WARRANTY DEED**

**Exempt from Grantor tax pursuant to Florida Code Section 12B-4..014(8)**

**THIS SPECIAL WARRANTY DEED made and entered into on this 14th day of September, 2026, by and between Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America, a mailing address of P.O. Box 650091, Dallas, TX 75265-0091, GRANTOR, and Kyler Thurman and Renee Thurman, husband and wife and Arthur Thurman and Sherlyn Thurman, husband and wife, all for their joint lives, remainder to the survivor of them, whose tax mailing address is 6356 Mighty Eagle Way, SARASOTA, FL 34241, GRANTEES,**

**(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, trusts and trustees)**

**WITNESSETH: that said Grantor, for and in consideration of the sum of FIVE HUNDRED FIFTY-TWO THOUSAND FIVE HUNDRED Dollars \$552,500.00, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in SARASOTA County, Florida, to-wit:**

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

**Prior Deed Reference: Special Warranty Deed recorded January 6, 2026 as Instrument Number 2025001411.**

**MORE commonly known as: 6356 Mighty Eagle Way, SARASOTA, FL 34241, together with all appurtenant rights, privileges and easements thereunto belonging (hereinafter referred to as the "Premises"),**

SUBJECT TO (1) taxes and assessments which are a lien, but not yet due and payable and (2) any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

TOGETHER with all the tenements, hereditament and appurtenances thereto belonging or in otherwise appertaining.

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

EXECUTED this 14th day of September, 2026

Fannie Mae aka Federal National Mortgage Association organized and existing under the laws of the United States of America  
by: Omega Title Agency, LLC, its Attorney-in-Fact

By: [Signature]  
Print Name: John D. Clunk II  
Title: Assistant Secretary

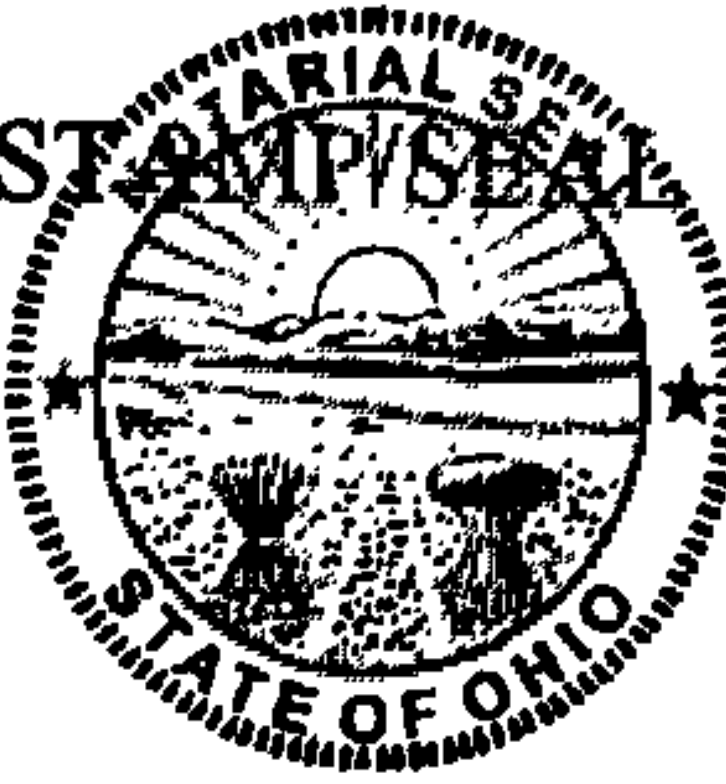
Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature  
[Signature]  
Printed Name of First Witness  
495 Wolf Ledges Parkway, Akron, OH 44311

[Signature]  
Witness Signature  
[Signature]  
Printed Name of Second Witness  
495 Wolf Ledges Parkway, Akron, OH 44311

STATE OF OHIO )  
COUNTY OF SUMMIT ) SS

The foregoing instrument was acknowledged before me by means of X physical presence or    online notarization, this 14th day of September, 2026, by John D. Clunk II, the Assistant Secretary of Omega Title Agency, LLC, Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, the Grantor in the foregoing deed.

NOTARY STAMP/SEAL  ERNEST KEITH  
Notary Public, State of Ohio  
My Commission Expires:  
April 28, 2029 [Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-28-29

Personally Known: X  
OR Produced Identification:             
Type of Identification Produced:           

Power of Attorney recorded March 6,  
2026 as Instrument 2026029534 in  
SARASOTA County, Florida records.

**EXHIBIT A  
(LEGAL DESCRIPTION)**

Lot 28, Fairways at Bent Tree, according to the Plat thereof, recorded in Plat Book 49, Page(s) 37, 37A through 37D, of the Public Records of Sarasota County, Florida.

Parcel No.: **0257140058**

Property Address.: **6356 Mighty Eagle Way, SARASOTA, FL 34241**

Prior Deed Reference: **Special Warranty Deed recorded January 6, 2026 as Instrument Number 2025001411.**