

4/21/2026 3:43 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3483665



Doc Stamp-Deed: \$965.30

Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

File No.: 265346-90

WARRANTY DEED

This indenture made on **April 21, 2026** by **Melinda Harris, Individually & as Trustee of The Melinda I. Harris Revocable Living Trust U/A/D November 6, 2009**, whose address is: 4127 63rd Ter. E., Sarasota, FL 34243-7916 hereinafter called the "grantor", to **James Edison Lyle, a single man**, whose address is: 1540 Glen Oaks Drive East, Unit B-133, Sarasota, FL 34232, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, 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:

Condominium Unit B-134, GLEN OAKS GARDEN APARTMENTS, SECTION 3, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1407, Page 774, as amended from time to time and as per plat thereof recorded in Condominium Book 15, Page 27, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 2021025013

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The Melinda I. Harris Revocable Living Trust U/A/D November 6, 2009

Melinda I. Harris

By Melinda Harris, Individually & as Trustee

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

Print Name: Jennifer Whay

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

[Signature]
2nd Witness Signature

Print Name: Jennifer Merrick

Address: 2300 Bee Ridge Rd. STE 305
Sarasota, FL 34239

State of FL

County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4.21.24, by **Melinda Harris, Individually & as Trustee of The Melinda I. Harris Revocable Living Trust U/A/D November 6, 2009**, who () is/are personally known to me or who () produced a valid DL as identification.

[Signature]
Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

