

Prepared by and return to:  
David Russell  
The Closing Table of Sarasota, LLC  
205 North Orange Avenue  
Suite 202  
Sarasota, FL 34236

4/24/2026 1:00 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3485251

(incident to the issuance of title insurance)

Doc Stamp-Deed: \$175.00

File No 2026-28

Parcel Identification No 1004018504

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of April, 2026 between Parkhill Management Group, Inc., a Florida Profit Corporation, whose post office address is 614 Wild Turkey Lane, Sarasota, FL 34236, of the County of Sarasota, Florida, Grantor, to **Thomas M. Edge and Anita Edge, husband and wife**, whose post office address is 2745 Yuma Avenue, North Port, FL 34286, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

Lot 4, Block 185, Second Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 30, of the Public Records of Sarasota County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Parkhill Management Group, Inc., a Florida Corporation

By: Joan Engelbach  
Joan Engelbach, President

205 N. Orange Ave, Suite 202  
Sarasota, FL 34236  
WITNESS 1 ADDRESS

205 N. Orange Ave., Suite 202  
Sarasota, FL 34236  
WITNESS 2 ADDRESS

David Russell  
WITNESS  
PRINT NAME: David Russell

Lisa Mucciarone  
WITNESS  
PRINT NAME: Lisa Mucciarone

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April, 2026, by Joan Engelbach, President of Parkhill Management Group, Inc., a Florida Profit Corporation, on behalf of the corporation,  who is/are personally known to me or  who has/have produced FL Drivers License as identification.

David D. Russell  
Signature of Notary Public

Print, Type/Stamp Name of Notary

