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4/30/2026 12:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487861

Prepared by and Return to:
Laura Bowers
MSC Title, Inc.
1605 Main Street, Suite 500, Sarasota, FL 34236
File No. 2026-348-LXB
Sales Price: Price: \$360,000.00

Doc Stamp-Deed: \$2,520.00

General Warranty Deed

Made this 30th day of April, 2026 By **Benjamin Jones, an unmarried man**, whose address is: 7272 Southwest 94th Court, Ocala, FL 34481, hereinafter called the grantor, to **Edward Foster**, whose post office address is: 919 North Conrad Avenue, Sarasota, FL 34237, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

Lots 18 and 20, Block J, Plat of Avion, according to the map or plat thereof, as recorded in Plat Book 1, Pages 112 and 113, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **2030-03-0083**

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Karen Brodie
Witness Signature above:

x Benjamin Jones
Benjamin Jones
7272 Southwest 94th Court, Ocala, FL 34481

Witness print name below:
KAREN BRODIE

Witness Address:
1605 Main St., Suite 500
Sarasota, FL 34236

Karen Brodie
Witness Signature above:

Witness print name below:
LAURA BOWERS

Witness Address:
1605 Main St., Suite 500
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2026, by Benjamin Jones, who is/are personally known to me or who has/have produced FL DL as identification.

Laura Lee Bowers
Signature of Notary Public

Print, Type/Stamp Name of Notary

