

5/1/2026 4:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488804

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Shantelle D. Porack**

FLORIDA ABSTRACT & SECURITY TITLE CORPORATION

2575 Tamiami Trail

Port Charlotte, Florida 33952

Our File No.: **S26-0181**

Property Appraisers Parcel Identification (Folio) Number: **1116010311** Doc Stamp-Deed: **\$1,626.80**

Florida Documentary Stamps in the amount of \$1,626.80 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

THIS WARRANTY DEED, made the <sup>30<sup>th</sup></sup> day of April, 2026 by JOAN H. LOIA, Individually and as Trustee of the JOAN H. LOIA REVOCABLE TRUST Dated December 29, 2005, whose mailing address is 150 DOW ROAD, PORT CHARLOTTE, FL 33952 herein called the Grantor, to BRYAN D. EDWARDS and SHELLY J. EDWARDS, husband and wife, whose mailing address is 2424 MAGNOLIA CIRCLE, NORTH PORT, FL 34289, hereinafter called the Grantees:

*(Wherever used herein the terms "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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**Lot 11, Block 3, LAKESIDE PLANTATION, according to the plat thereof, recorded in Plat Book 41, Pages 17 and 17A thru 17L, of the Public Records of Sarasota County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2026 and thereafter.**

**Grantor covenants that the above described property is not her Homestead property, nor is it adjacent to nor contiguous to any homestead property owned by her.**

**The Grantor herein covenants that she is currently the Trustee of the above named Trust and that said Trust has not been amended or revoked as of this date and that the transaction herein is an arms-length sale to a bona-fide purchaser for value.**

**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 Grantees 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, and hereby 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 the presence of:

Shantelle D. Porack  
Witness #1 Signature  
Printed Name: Shantelle D. Porack  
2575 Tamiami Trail, Port Charlotte, FL 33952  
Witness #1 Full Address

Joan H. Loia  
JOAN H. LOIA, Individually and as Trustee  
of the JOAN H. LOIA REVOCABLE TRUST  
Dated December 29, 2005

Barbara P. Phillips  
Witness #2 Signature  
Printed Name: Barbara P. Phillips  
2575 Tamiami Trail, Port Charlotte, FL 33952  
Witness #2 Full Address

State of FLORIDA  
County of CHARLOTTE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2026, by JOAN H. LOIA, Individually and as Trustee of the JOAN H. LOIA REVOCABLE TRUST Dated December 29, 2005, who has appeared by X physical presence or by    online notarization, and who is personally known to me or has produced FL D. License as identification.

SEAL

My commission expires



Shantelle D. Porack  
Notary Public  
Shantelle D. Porack  
Printed Notary Name