

5/5/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3490285

Prepared by and return to:

Michelle Lajoie Hermey, Esq.
Ferguson Skipper, P.A.
1515 Ringling Blvd, 10th Floor
Sarasota, FL 34236
(941) 957-1900
File Number: 34520
Will Call No.:

Doc Stamp-Deed: \$8,365.00

Parcel Identification No. 0271011360

SPECIAL WARRANTY DEED

This Indenture made this 5th day of May, 2026 between The Huntington National Bank, as Trustee of the Elizabeth M. Brown Revocable Living Trust dated May 27, 1976, as amended whose post office address is 7 Easton Oval – EA5W83, Columbus, Ohio 43219 of the County of Franklin, State of Ohio, grantor*, and Stephen Edwards and Lauren Edwards, husband and wife whose post office address is 7610 Saddle Creek Trail, Sarasota, FL 34241 of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

Lot 136, SADDLE CREEK, UNIT 3, according to the map or plat thereof as recorded in Plat Book 28, Page 30, Public Records of Sarasota County, Florida.

Parcel Number: 0271011360

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; except as noted above, at the time of the delivery of this Deed, the property was free from all encumbrances made by it, and that it warrants and will defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

Signed, sealed and delivered in our presence:

The Huntington National Bank, as Trustee of the Elizabeth M. Brown Revocable Living Trust dated May 27, 1976, as amended

Shelley M See
Witness #1
Printed Name: Shelley M See
Address: 7 EASTON OVAL
Columbus, Ohio 43219

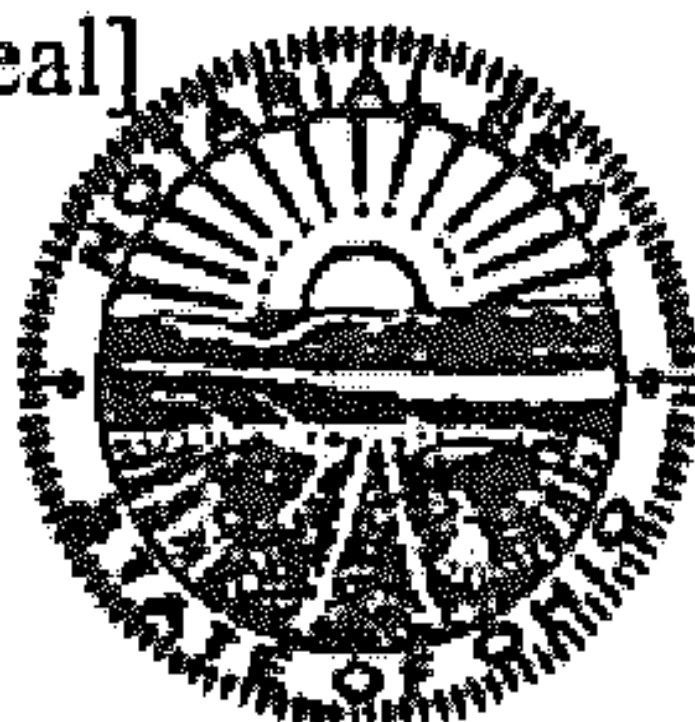
By: [Signature]
Arglrios Ragias, as Vice President

[Signature]
Witness #2
Printed Name: MARK W JONES
Address: 7 EASTON OVAL FA5063
Columbus, OH 43219

State of Ohio
County of Franklin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of April, 2026 by Arglrios Ragias, as Vice President of The Huntington National Bank, as Trustee of the Elizabeth M. Brown Revocable Living Trust dated May 27, 1976, as amended who is personally known or has produced drivers' licenses as identification.

[Seal]



Shelley M See
Notary Public, State of Ohio
Commission Number: 2015-RE-538588
My Commission Expires July 14, 2030

Shelley M See
Notary Public
Print Name: Shelley M See
My Commission Expires: 7/14/2030