

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065364 2 PG(S)

5/14/2026 2:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494332



Doc Stamp-Deed: \$2,275.00

Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

File No.: 266292-95

**WARRANTY DEED**

1480  
This indenture made on **May 15, 2026** by **Jane M. Edwards, an unremarried widow**, whose address is: 2207 Lakewood Dr, Nokomis, FL 34275 hereinafter called the "grantor", to **Walter Higgins, an unremarried widower**, whose address is: 1077 Clipper Mill Dr, West Chester, PA 19382, 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:

**Lot 1, Block 904, TWENTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, Page(s) 8, 8A through 8K, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0961090401**

**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.

Jane M. Edwards by Linda Shewski as Attorney In Fact  
Jane M. Edwards by Linda Shewski as Attorney In Fact

Signed, sealed and delivered in our presence:

Vicmarie Grant  
1st Witness Signature

Stephanie Draxler  
2nd Witness Signature

Print Name: Vicmarie Grant

Print Name: Stephanie Draxler

Address: 992 Tamiami Trail Unit G  
Port Charlotte FL 33953

Address: 992 Tamiami Trail Unit G  
Port Charlotte, FL 33953

State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 5/14/26, by **Linda Shewski as Attorney In Fact for Jane M.**

**Edwards**, who (  ) is/are personally known to me or who (  ) produced a valid DL as identification.

Vicmarie Grant  
Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires:

