

Prepared by and Return to:
Sandra Cruz
MSC Title, Inc.
1605 Main Street, Suite 101, Sarasota, FL 34236
File No. 2026-454-SXC
Sales Price: Price: \$68,500.00

5/20/2026 3:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496836

Doc Stamp-Deed: \$479.50

General Warranty Deed

Made this 19th day of May, 2026 By **Robert Jones, a married man**, whose address is: 6508 Madeira Hills Drive, Cincinnati, OH 45243, hereinafter called the grantor, to **Edward Thomas Lynch, III, a married man**, whose post office address is: 3300 Alex Findlay Place, Sarasota, FL 34240, 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:

Unit A3-37, PHILLIPPI HARBOR CLUB, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2007026547, and all subsequent amendments thereto, and as per plat thereof recorded in Condominium Book 40, Page(s) 27-27G, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0084014122**

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

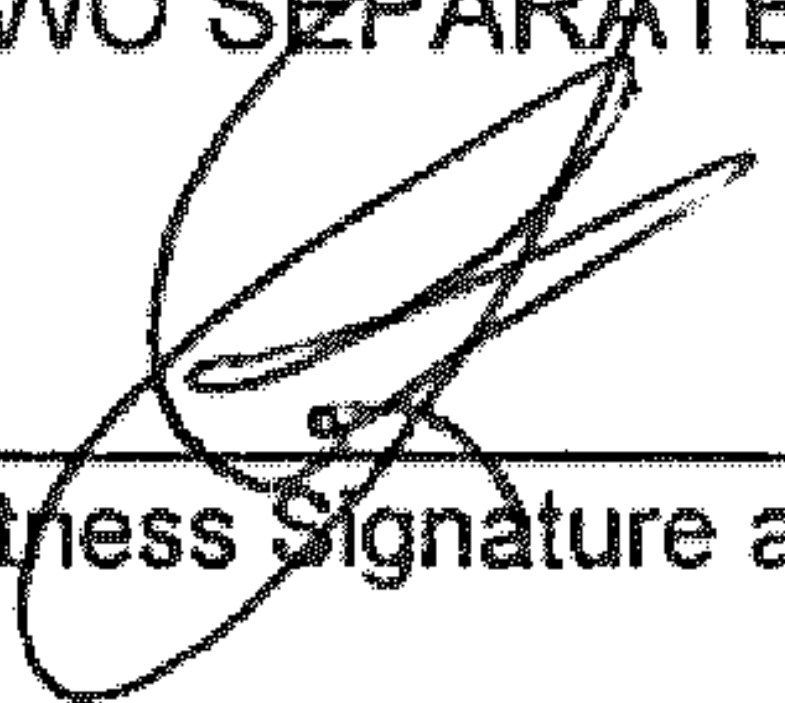
To Have and to Hold, the same in fee simple forever.

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.


Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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)



Witness Signature above:



Robert Jones
4508 Madeira Hills Drive
Cincinnati, OH 45243

Witness print name below:
John H. Stack

Witness Address:
7 Fenwick Ct.
Springboro OH 45266



Witness Signature above:

Witness print name below:
Sean H. Harmon

Witness Address:
7810 McEwen Rd Suite B
Dayton OH 45459

STATE OF Ohio
COUNTY OF Warren

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of May, 2026, by Robert Jones, who is/are personally known to me or who has/have produced DRIVERS LICENSE as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



SEAN H. HARMON, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.