

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074680 2 PG(S)

6/2/2026 2:12 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3502031

Prepared By and Return To:

Sarah E. Reed, Attorney
Layman Law Group, LLC
4481 Munson Street, N.W., Ste 301
Canton, OH 44718

Doc Stamp-Deed: \$0.70

Consideration: \$ 10.00

Doc. Stamps: \$.70

Indexing: \$.00

Recording: \$ 18.50

WARRANTY DEED

(Statutory Form – Florida Statute 689.02)

Parcel Identification Number:

0993130523

(Space above this line reserved for recording office use only)

THIS INDENTURE, is made on June 2, 2026, between **Matthew Edwards and Tina Edwards**, husband and wife, whose address is 1490 Meadow Square, N.E., Bolivar, Ohio 44612 (“**Grantor**”), and **Tina Edwards and Matthew S. Edwards, Trustees of the Tina Edwards Trust dated June 2, 2026**, whose address is 1490 Meadow Square, N.E., Bolivar, Ohio 44612 (“**Grantee**”).

(Whenever 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, trusts and trustees.)

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey to Grantee forever all of the right, title, and interest of Grantor in the following described land situated in Sarasota County, Florida:

Lot 523, Heron Creek, Unit 6, according to the map or plat thereof, recorded in Plat Book 43, Page(s) 46, Public Records of Sarasota County, Florida.

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.

Full power and authority are conferred upon the Grantee, as Trustee to protect, conserve, sell, lease, and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

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, the

Grantor does hereby fully warranty the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written. Signed, sealed and delivered in our presence.

GRANTOR(S):

Matt Edwards
Signature
Printed Name: Matthew Edwards
Date: 6/2/26

Tina Edwards
Signature
Printed Name: Tina Edwards
Date: 6/2/26

WITNESSES:

Brian C. Chapman
Name: Brian C. Chapman
Address: 4740 Belpar St NW Ste B
Canton OH 44718

Jill Kendrick
Name: Jill Kendrick
Address: 4740 Belpar St NW Ste B
Canton OH 44718

STATE OF OHIO, COUNTY OF STARK

Acknowledged and subscribed before me on June 2, 2026 by means of ☒ physical presence or ☐ online notarization, Matthew Edwards and Tina Edwards, who are ☒ personally known to me or ☐ who have produced Driver's License # _____ as identification.



JILL KENDRICK
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-27-2028

Jill Kendrick
Notary Public

My Commission Expiration Date _____