

6/11/2026 1:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3506026

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260877

Parcel ID: **0985161902**

Doc Stamp-Deed: \$1,673.00

Florida Documentary Stamps in the amount of \$1,673.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **11th day of June, 2026** by

Edward J. Burke, Elizabeth A. Burke, and Rosemary Riley,

whose post office address is 815 Maplewood Drive, Apt. 215, Harleysville, PA 19438,

herein called the Grantor, to

Donald L. Eddins and JoDean F. Eddins, Trustees of the Eddins Family Revocable Trust dated the 19th day of September, 2006,

whose post office address is 2155 Lynx Run, North Port, FL 34288,

hereinafter called the Grantee:

(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 TWO HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$239,000.00) 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, State of Florida, viz.:

Lot 2, Block 19, BOBCAT VILLAS, PHASE 3, according to the plat thereof, as recorded in Plat Book 41, Pages 50, 50A through 50D, inclusive, of the Public Records of Sarasota County, Florida.

Grantor herein covenants that this property is not the homestead of the Grantor nor contiguous to their homestead.

Grantees hereby confer upon trustee the power and authority either to protect, conserve and to sell, or to lease, encumber or otherwise manage and dispose of the real property described herein and all powers without limitations provided for in Florida Statutes 689.

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, 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 January 1, 2026.

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:

Witness #1:

Kim Moulton

Signature

Kimberly A. Moulton

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

Edward J. Burke

Edward J. Burke

Elizabeth A. Burke

Elizabeth A. Burke

Rosemary Riley by Elizabeth A. Burke

Rosemary Riley by Elizabeth A. Burke, Attorney-

In-Fact her attorney in fact

Witness #2:

Taylor Parr

Signature

Taylor Parr

Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

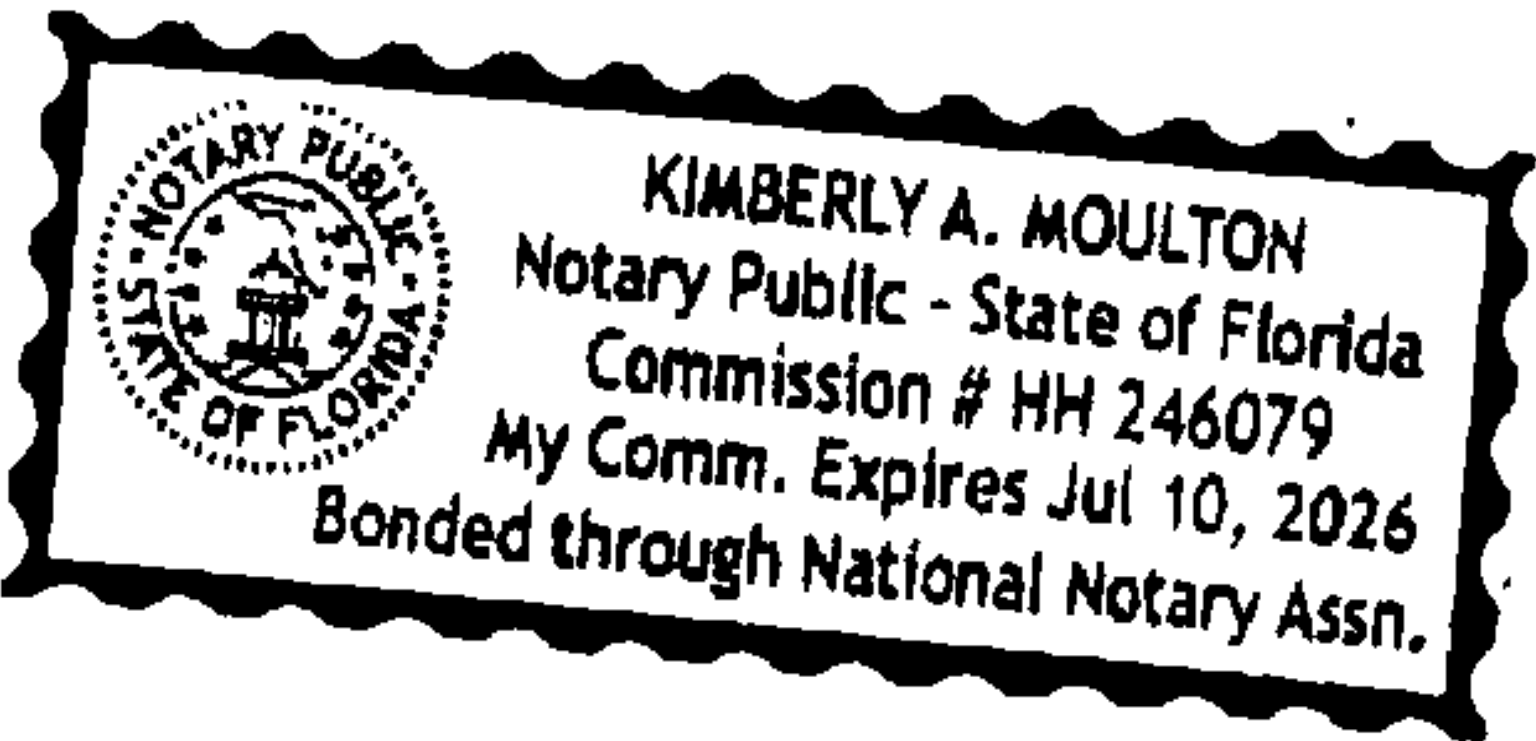
The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 10th day of June, 2026, by Edward J. Burke and Elizabeth A. Burke, () who are personally known to me or (X) who have produced Driver's License as identification.

Kim Moulton

Signature of Notary Public

Kimberly A. Moulton

Print, Type/Stamp Name of Notary



CERTIFICATE OF APPROVAL OF PURCHASE

Please fill out and sign the top portion (through line #6) of this certificate.

Name(s) of Buyer(s): Don & JoDean Eddins
Permanent Mailing Address: 2155 Lynx Run
City: North Port State: FL Zip: 34288 Phone No: (941) 422-5588
Email Address(es): georgia.florida@edkins.net
Name(s) of Seller(s): Edward & Elizabeth Bunke & R. Riley Phone No: ()
Closing Agent: _____ Phone No: ()

The above stated Buyer(s) is/are hereby approved by the Board of Directors as purchaser(s) of the following described property, to-wit: Bobcat Villas Homeowners Association, Inc., 2155 Lynx Run
(Association Name)

- The property is being purchased for:
☒ Full Time Residence ☐ Seasonal Residence ☐ Investment/Rental Purposes
 - Consisting of 2 persons, with 1 car(s), 0 truck(s), 0 recreational vehicle(s), 0 dog(s) and/or 0 cat(s).
 - The purchase price of the property is \$ 239,000
 - The Closing is scheduled for: June 12, 2026
(Please submit this application at least 14 business days prior to closing for processing)
 - Said approval is given pursuant to provisions of the Association's Documents and By-laws.
 - The Buyer(s) state(s) they have received and read thoroughly a complete set of Homeowners Association Documents, Articles of Incorporation, By-Laws and Rules & Regulations for Bobcat Villas Homeowners Association by way of signature.
(Association Name)
- X [Signature] 6/11/2026 X [Signature] 6/11/2026
Buyer's Signature Date Buyer's Signature Date
- The Association has no right of first refusal to purchase said real property, or, if said right does exist, it is hereby waived.
 - Please refer to Maintenance Fee Status Report for current monthly assessment and any outstanding liens or assessments and condominium transfer fee.

(NOTARY FOR BOARD APPROVAL SIGNATURE)

Approved by Board of Directors

By: [Signature] Title: CM

STATE OF FLORIDA, COUNTY OF SARASOTA

BEFORE ME, the undersigned authority, personally appeared Chris M. McCluskey

to me known and known to be the CM of Bobcat Villas Homeowners Association, Inc., who executed the foregoing Approval of Purchase and who acknowledged before me, that he/she executed the foregoing instrument in the name and on behalf of that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officer he/she is duly authorized by that corporation to do so; that the foregoing instrument is the act and deed of that corporation; and that he/she executed the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and seal at the State and County aforesaid this 3rd day of June, 2026

Judy Ridgley Notary Public/State of Florida

My Commission Expires:

Please return completed form to: Star Hospitality Management, Inc.
26530 Mallard Way
Punta Gorda, FL 33950
Phone: (941) 575-6764 Fax: (941) 575-7968

