

6/11/2026 4:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506503

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$490.00

File No.: PC-2026-6156
Parcel ID Number: 1000-04-0373

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 11th day of June, 2026 between Carlos A. Sanchez, a single man, whose post office address is 18098 Petoskey Circle, Port Charlotte, FL 33948, of the County of Charlotte, State of Florida, Grantor, to Michael Gerald Edwards, Jr and Janet Lynn Edwards, husband and wife, as tenants by the entirety, whose post office address is 632 Longview Road, Danville, KY 40422, of the County of Boyle, Commonwealth of Kentucky, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 373, Block 2, Holiday Park Unit Two, according to the plat thereof, as recorded in Plat Book 20, Page(s) 8, 8A through 8N, of the Public Records of Sarasota County, Florida.

Which includes that certain Schu 1973 single wide mobile home, VIN Number S112606, Title Number 10724696.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Document Prepared By:

Erika Lyvytska
Holiday Park Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Holiday Park, Park & Recreation District
5401 Holiday Park Blvd.
North Port, FL 34287

Approval of Sale/Transfer

This is to certify that the Board of Trustees of Holiday Park, Park and Recreation District, has approved the sale/transfer of Lot #373, Holiday Park Unit Two, according to the Plat thereof recorded in Plat Book 20, Pages 8, 8A through 8N, of the Public Records of Sarasota County, Florida:

Address Known as: 5015 Palena Blvd, North Port FL 34287

Seller: Carlos A. Sanchez

Buyer: Michael Gerald Edwards, Jr & Janet Lynn Edwards

Holiday Park Park and Recreation District

Date: 05/18/26

By: Erika Lyvytska

Print: Erika Lyvytska

Title: Bookkeeper

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 18th day of May 2026, by Erika Lyvytska, Bookkeeper, on behalf and with authority of the Board of Trustees of Holiday Park, Park and Recreation District, a Special Park and Recreation District created by the Laws of Florida. He/She (notary choose one) [X] is personally known to me or [] has produced _____ as identification.

Vicky Lawrence
Signature of Notary Public



Print name of Notary Public, affix seal, and state

Notary's commission number and expiration date

VICKY LAWRENCE
Commission # HH 492096
Expires February 24, 2028