

Rec-18.50
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RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026086987 2 PG(S)

6/25/2026 1:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512465

Doc Stamp-Deed: \$1,295.00

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-160378

APN/Parcel ID(s): 0789155540

WARRANTY DEED

THIS WARRANTY DEED dated June 25, 2026, by Dorothy Jean Doner, an unremarried widow, hereinafter called the grantor, to H. Richard Longshore, as Trustee of The H. Richard Longshore Living Trust dated February 7, 2002 and Brenda Longshore, as Trustee of The Brenda A. Longshore Living Trust dated February 7, 2002, Tenants in Common as each to an undivided 50% interest, whose post office address is 7245 Studebaker Rd, Tipp City, OH 45371, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 473 of Harbor Isles Condominium Section V, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1363, Page(s) 1210 and Amendment adding Section V to the Declaration recorded in Official Records Book 2400, Page 849, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with all Appurtenances, Fixtures and Improvements located thereon, to and inclusive, but not limited to that certain 26 X 41'4" Foot Jacobsen Mobile Home, having Serial Numbers of CH14444-A and CH14444-B.

Subject to easements, restrictions, reservations and limitations of record, if any.

The Trust recited in this document confers on the trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

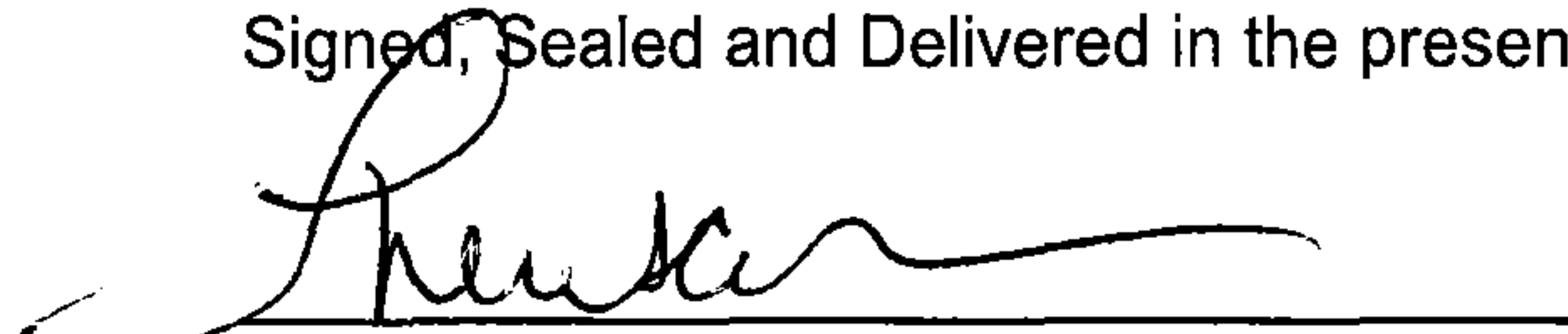
WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:


Witness Signature

Theresa A Reese
Print Name

Address: 189 Center Rd
Venice FL 34285


Dorothy Jean Doner

Address: 1322 N Main St Apt 3010
North Port, FL 34286


Witness Signature

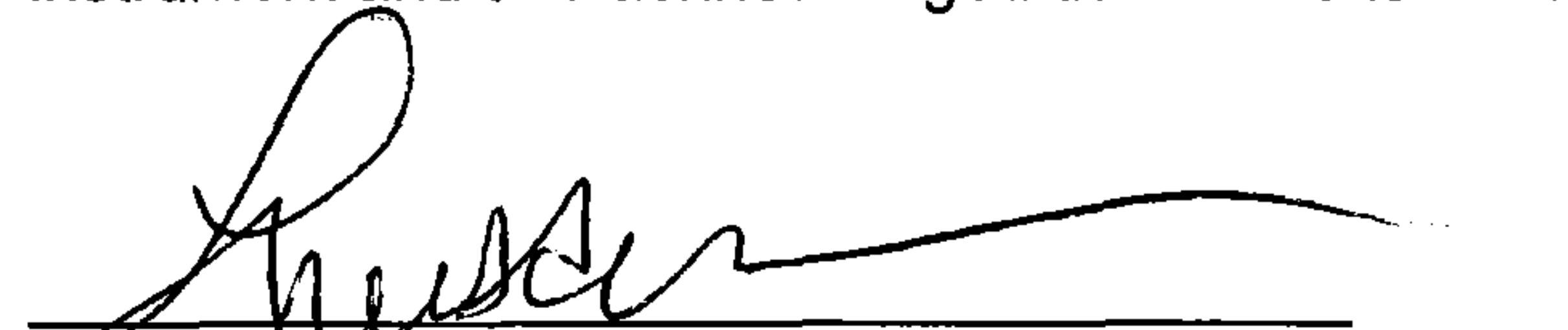
Mindy Buckley
Print Name

Address: 19150 West Villages Pkwy
Venice, FL 34293

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of June, 2026, by Dorothy Jean Doner, to me known to be the person described in or who has produced FLDL as identification and who executed the foregoing instrument and she acknowledged that she executed the same.


Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

