

7/9/2026 3:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3517805

Prepared by and return to:

Lisa K. Hillman

NORTH PORT TITLE, LLC

13801 Tamiami Trail Suite C

North Port, FL 34287

941-423-0360

260354

Doc Stamp-Deed: \$322.00

Page 1 of 2

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Warranty Deed

This Warranty Deed made this 9 day of July 2026, between Edward James Blanchard, Sr., a married man whose post office address is 14482 Stephens Rd., Port Charlotte, Florida 33953, grantor, and Richard Black, a single man whose post office address is 831 Dobell Terr., Port Charlotte, Florida 33948, 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 said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Lot 203, Block 1, HOLIDAY PARK, UNIT ONE, a subdivision, according to the map or plat thereof, as recorded in Plat Book 19, Pages 27, 27A through 27G, inclusive, of the Public Records of Sarasota County, Florida.

Mobile home on said premises identified as ID #0609663847 and Title #9224096.

Parcel Identification Number: 1000030203

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

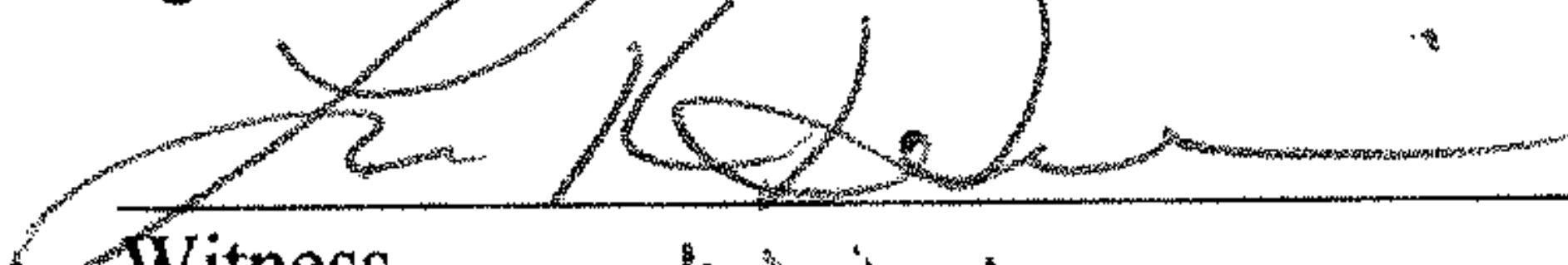
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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**.

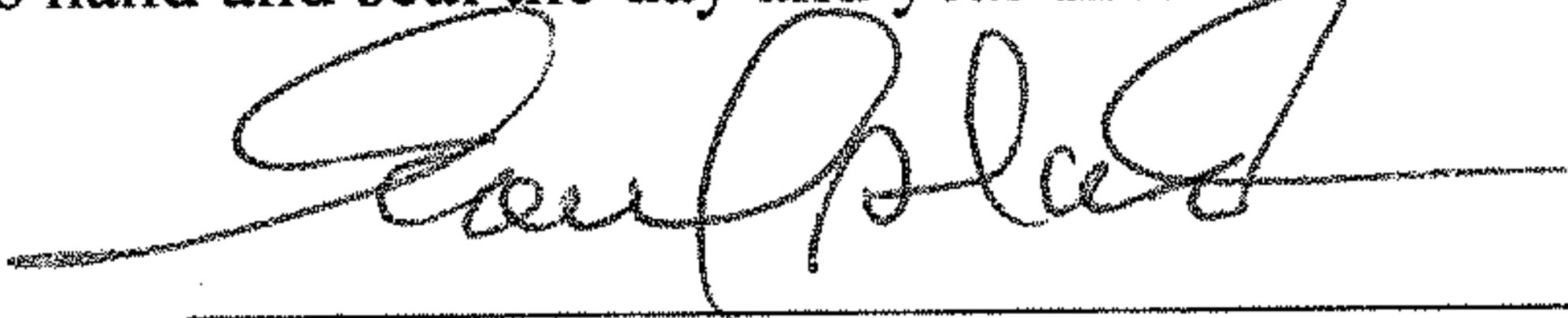
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

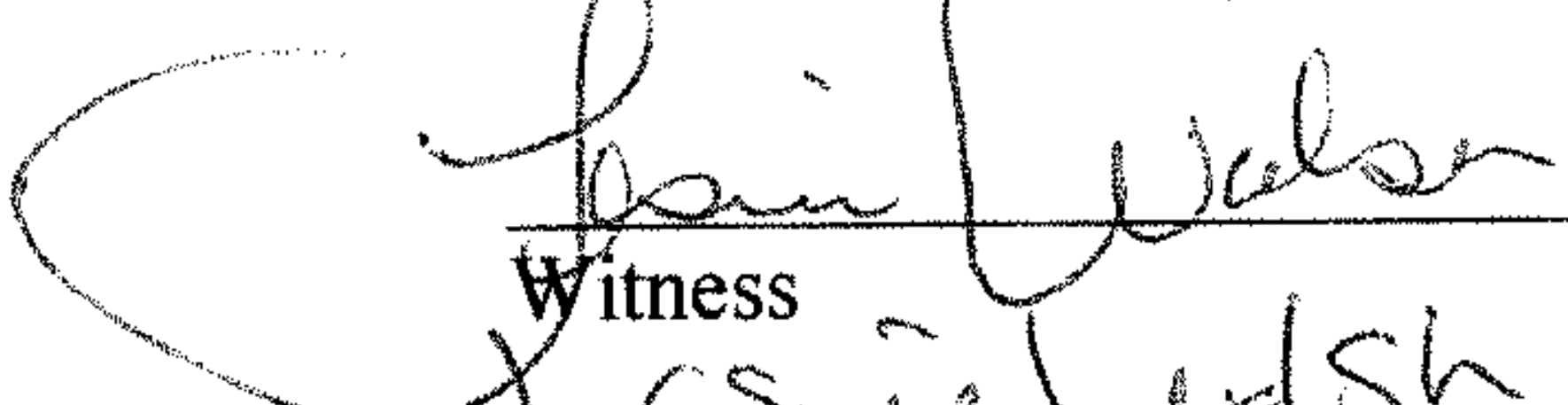


Witness

Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287



Edward James Blanchard, Sr.



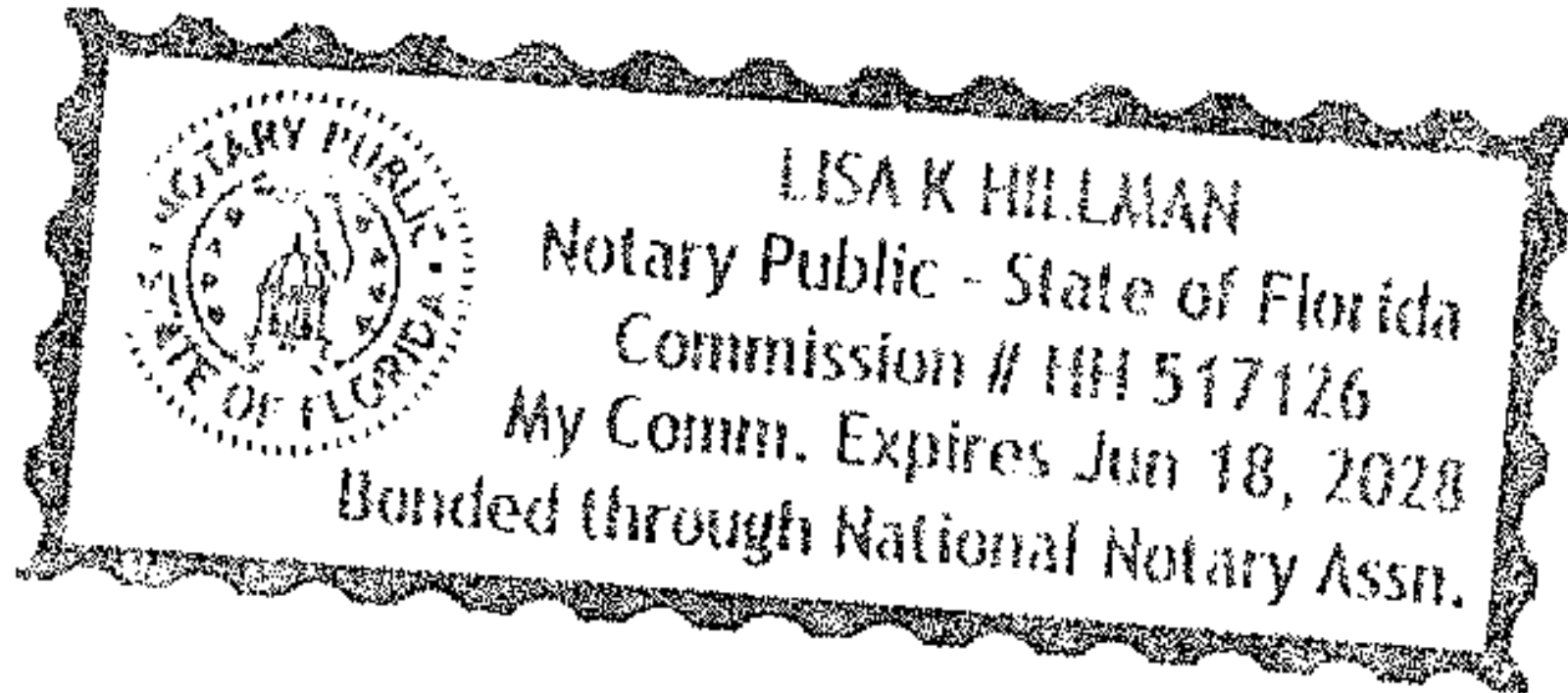
Witness

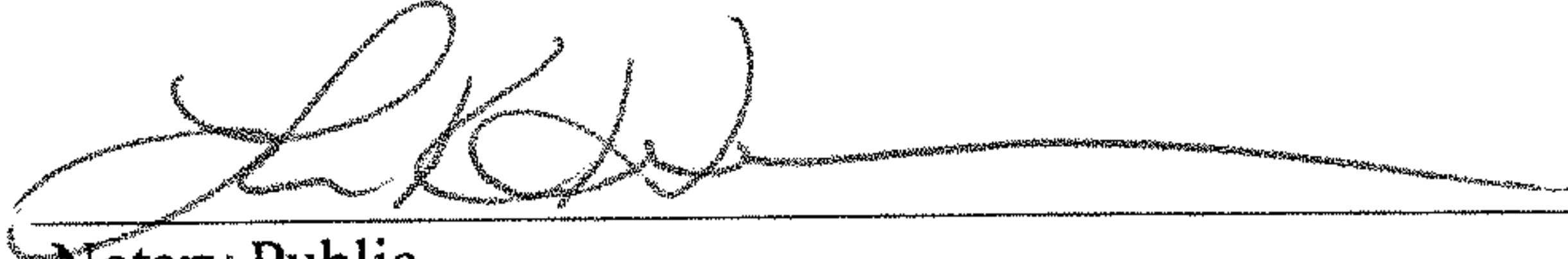
Witness Name Printed
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9 of July, 2026 by Edward James Blanchard, Sr., a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)





Notary Public
Printed Name: _____
My Commission Expires: _____

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 # 203, Holiday Park, Unit One, according to the Plat thereof recorded in Plat Book 19, Pages 27, 27A - 27G, of the Public Records of Sarasota County, Florida:

Address Known as: 5791 Holiday Park Blvd, North Port, FL 34287

Seller: Edward Blanchard Sr.

Buyer: Richard Black

Holiday Park Park and Recreation District

Date: 07/07/2026

By: Erika Lyvytska

Print: Erika Lyvytska

Title: Bookkeeper

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 7th day of July 2026, by Erika Lyvytska as 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. She [X] is personally known to me or [] has produced _____ as identification.

Vicky Lawrence
Signature of Notary Public



VICKY LAWRENCE
Commission # HH 492096
Expires February 24, 2028

Print name of Notary Public, affix seal, and state
Notary's commission number and expiration date