

7/17/2026 2:28 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3521258

Doc Stamp-Deed: \$1,948.80

Prepared by and when
recorded, return to:
Heather Lee Perkins
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group
3400 S. Tamiami Trail
Sarasota, Florida 34239
(941) 366-1300
File Number: 26-089.S

WARRANTY DEED

This Indenture, made on this 15 day of July 2026 by **Maria Woodard, a married woman, Individually and as Trustee under the Aura Morales Irrevocable Trust dated August 23, 2016** whose address is 14338 Stirling Dr, Lakewood Ranch, Florida 34202, hereinafter called the grantor, to **Trevor Michael Lloyd and Morgan Audrey Lloyd, husband and wife** whose address is 5737 Haven Ter, Nokomis, Florida 34275, hereinafter called the grantee:

(Whenever used herein the term "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 **Two Hundred Seventy Eight Thousand Four Hundred dollars & no cents, (\$278,400.00)** 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, Florida**, viz:

Lot 111, of **SORRENTO PHASE I**, according to the Plat thereof, as recorded in Plat Book 55, Pages 106 through 119, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0162110111**

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

Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.

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 current year taxes.

The Grantor herein certifies that the above described property is not the homestead of the Grantor, nor is it contiguous thereto.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature Talisha A Jefferson

Witness Printed Name Talisha A Jefferson

Witness Address 44 Sherwood Ave

Lake Villa IL 60046

Witness Signature Betty Juli Barish

Witness Printed Name Betty Juli Barish

Witness Address 1313 W. Boynton Beach Blvd. 1-B,

Boynton Beach FL 33426

Maria Woodard

**Maria Woodard, Individually and as Trustee under the
Aura Morales Irrevocable Trust dated August 23, 2016**

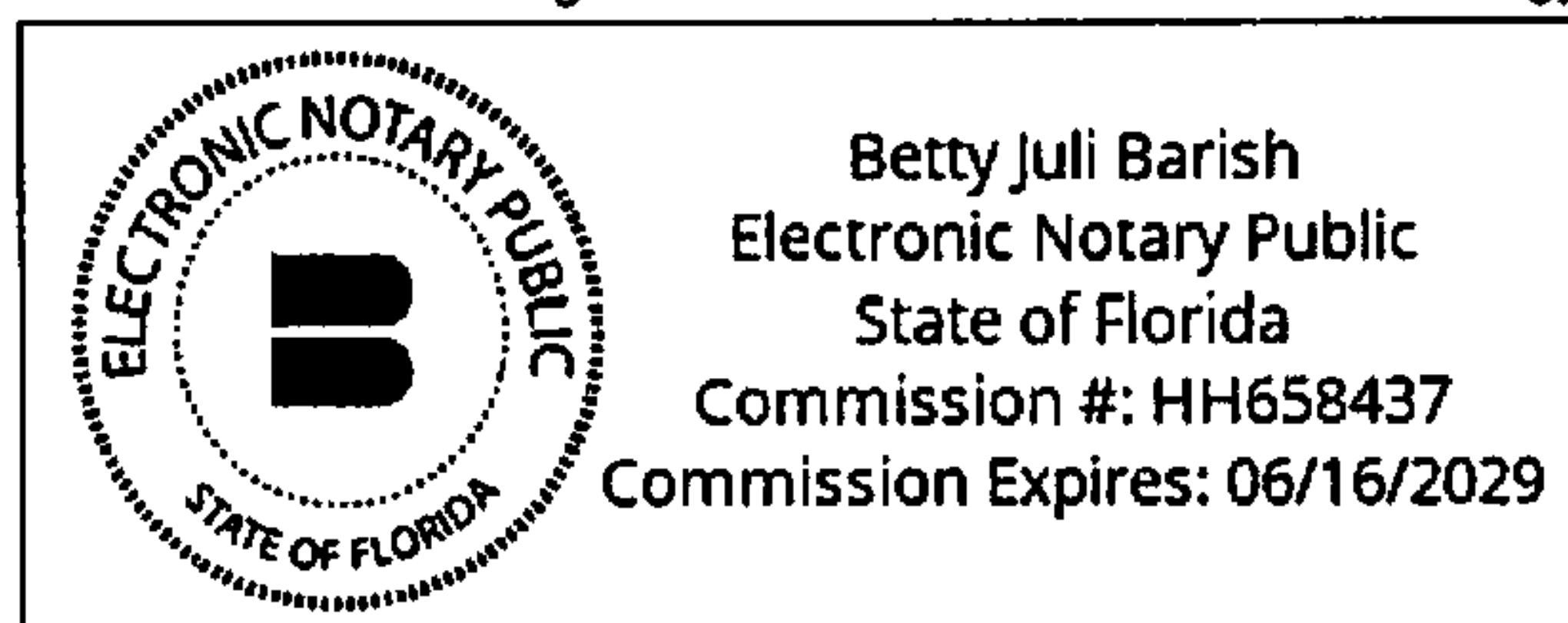
STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or ✓ online notarization on
July 15, 2026, by Maria Woodard, a married woman, Individually and as Trustee under the Aura Morales
Irrevocable Trust dated August 23, 2016, who () is personally known to me or who (✓) has produced
US Passport as identification.

Notarized online using audio-video communication technology

SEAL:



Betty Juli Barish

Notary Public - Signature
Print Name: Betty Juli Barish
My Commission Expires: 06/16/2029

CERTIFICATE OF ORIGINAL ELECTRONIC DOCUMENT

STATE OF FLORIDA)
) ss.
COUNTY OF Sarasota)

I HEREBY CERTIFY that the foregoing document, DEED, dated 7-15-2026, is an authentic, true and correct copy of the original electronic document which was electronically signed and notarized in compliance with Florida law. This certification is provided in accordance with the §695.28(1)(d), F.S., as confirmation of the validity of the document for recording in the public records of Sarasota County, Florida.

WITNESS my hand and official seal in the County last aforesaid this 15th day of July, A.D. 2026.



My Commission Expires:

NOTARIAL SEAL



Notary Signature

Heather L. Perkins

Notary's Printed Name