

7/21/2026 3:49 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3522641

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

Doc Stamp-Deed: \$2,275.00

File No.: PC-2026-6251
Parcel ID Number: 1005-00-8811

WARRANTY DEED

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

This indenture made the 21st day of July, 2026 between Sydney E. Copeland, a married woman, and Cory S. Copeland, a married man, whose post office address is **2801 Lake June Boulevard, Lake Placid, FL 33852**, of the County of Highlands, State of Florida, Grantors, to **Ryan Core, a single man**, whose post office address is **4548 Heather Terrace, North Port, FL 34286**, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 11, Block 88, Seventh Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 19, 19AA through 19NN, of the Public Records of Sarasota County, Florida.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

****SIGNATURE PAGE TO FOLLOW****

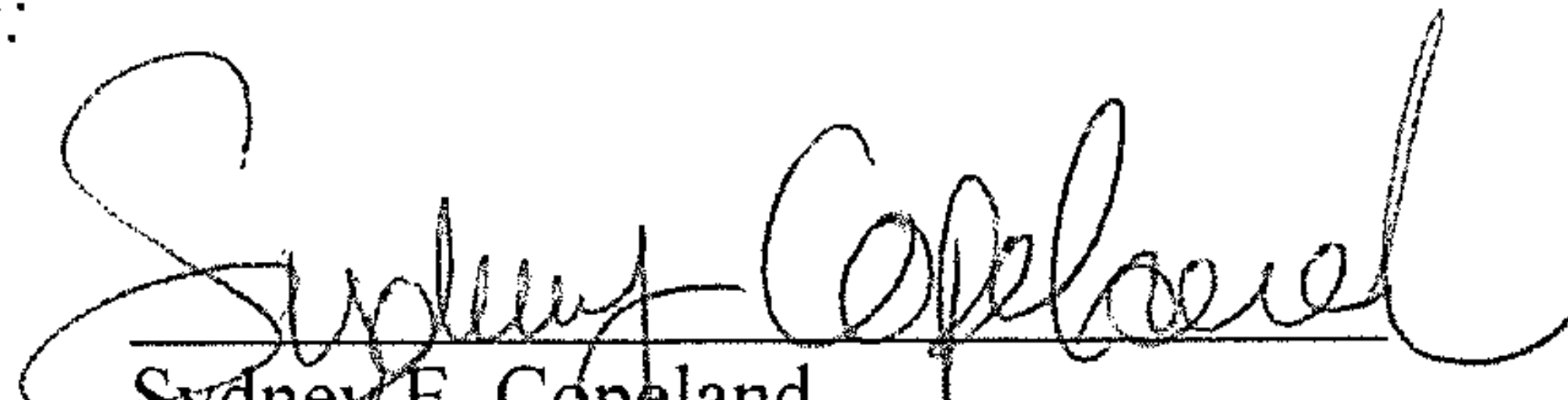
Signed, sealed and delivered in our presence:


WITNESS 1 SIGNATURE

Cedric Singha
PRINT NAME

2801 Lake June Blvd
ADDRESS

Lake Placid, FL 33852


Sydney E. Copeland


WITNESS 2 SIGNATURE

Brenda Schriwer
PRINT NAME

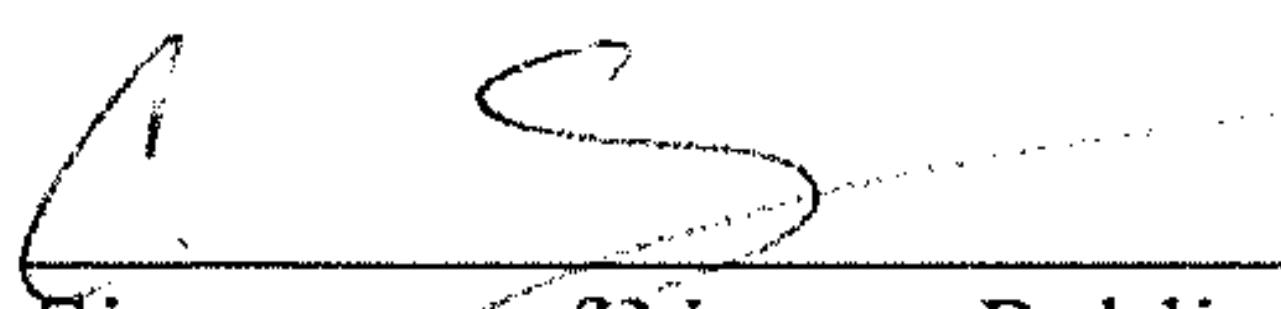
12 S. Main Ave
ADDRESS

Lake Placid, FL 33852

STATE OF Florida

COUNTY OF Highland

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 16th day of July, 2026, by Sydney E. Copeland, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.


Signature of Notary Public

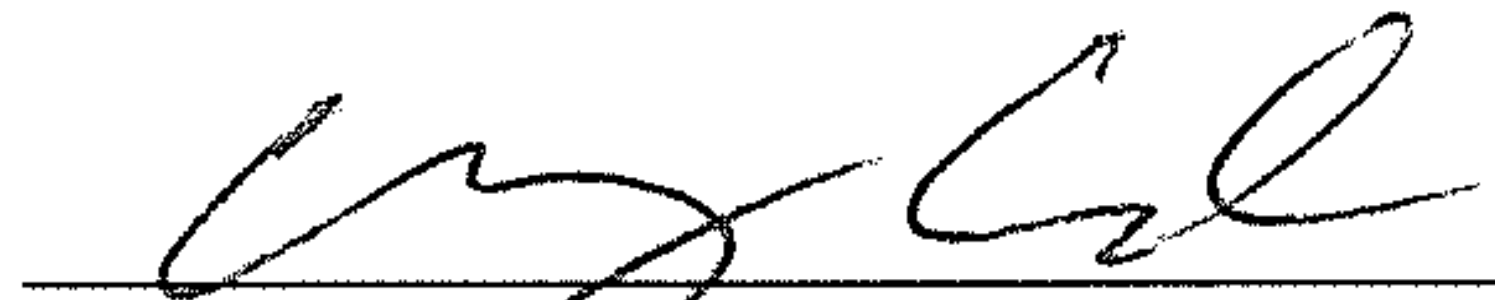
Print, Type/Stamp Name of Notary

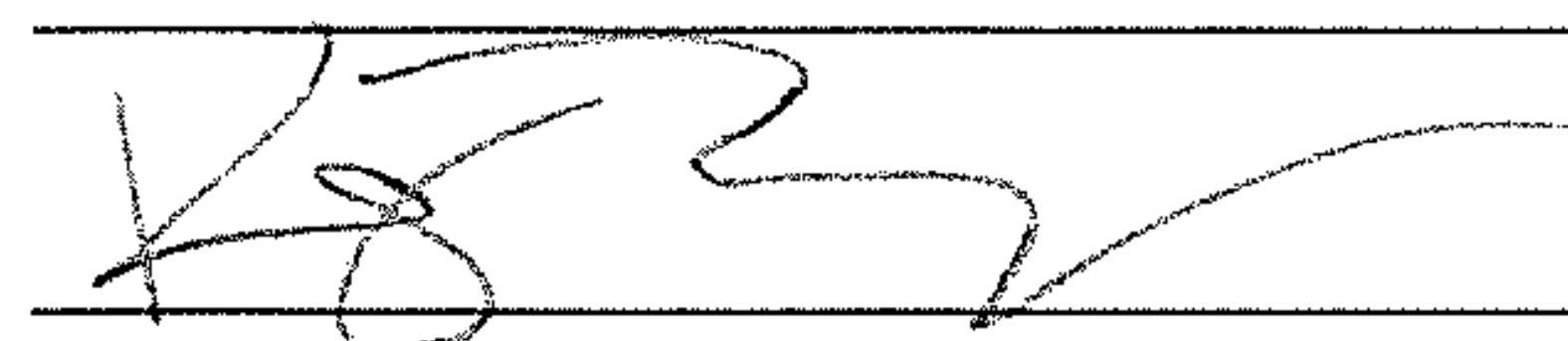


CEDRIC SINGHA
Notary Public
State of Florida
Comm# HH740017
Expires 11/13/2029

Signed, sealed and delivered in our presence:

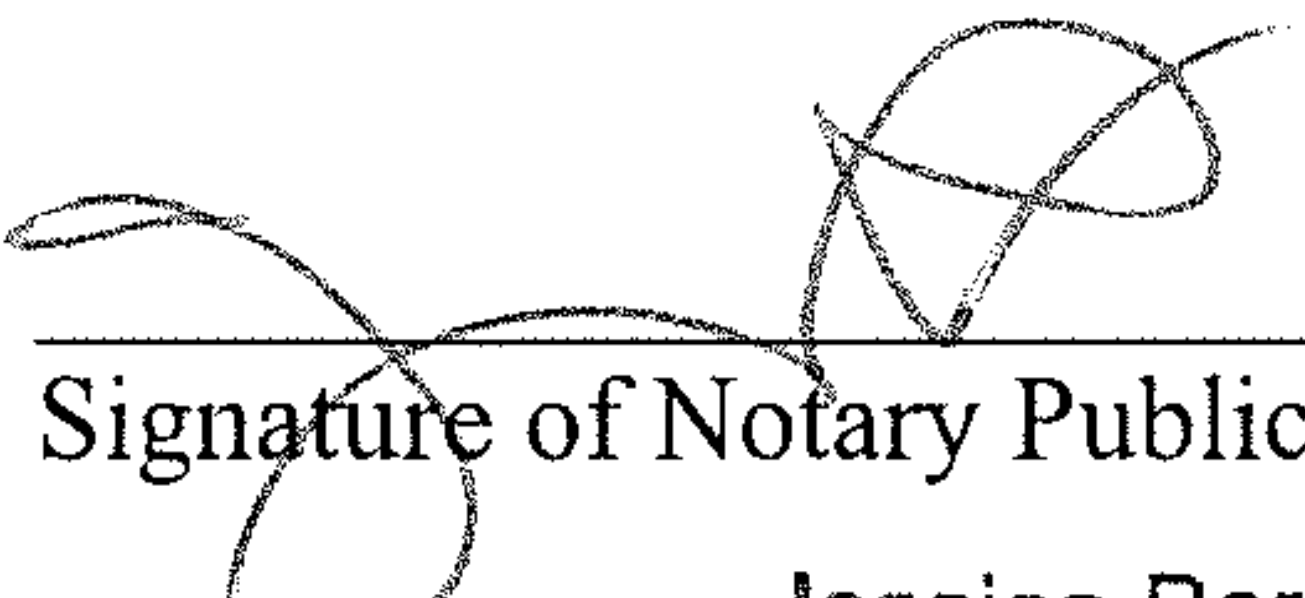

WITNESS 1 SIGNATURE
Jessica Perrault
PRINT NAME
18316 Murdock Circle, Unit 106
ADDRESS Port Charlotte, FL. 33948


Cory S. Copeland


WITNESS 2 SIGNATURE
Kayla Birchfield
PRINT NAME
18316 Murdock Circle, Unit 106
ADDRESS Port Charlotte, FL. 33948

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 21 day of July, 2026, by Cory S. Copeland, ☐ who
is/are personally known to me or ☒ who has/have produced
Drivers License as identification.


Signature of Notary Public
Jessica Perrault
Print, Type/Stamp Name of Notary

