

PREPARED BY:/RETURN TO:
Aaron J. Backo, Attorney at Law
MELLOR & BACKO LLP
13801-D Tamiami Trail
North Port, Florida 34287
Telephone (941) 426-1193
Recording Fee \$ 18.50
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RECORDED IN OFFICIAL RECORDS
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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3533177

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 14th day of August 2026, between **Lynn E. Shorter, as Trustee of the Lynn E. Shorter Revocable Trust Agreement dated April 3, 2015**, and any amendments thereto, collectively Grantor, whose post office address is 3383 Cunliffe Road, North Port, FL 34287, and **Edward Davis, III**, collectively Grantee, whose post office address is 3383 Cunliffe Road, North Port, FL 34287.

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 6, Block 1859, Thirty-Ninth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 16, Page 14, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0992185906

SUBJECT TO restrictions, reservations, limitations, conditions, and easements of record, and subject to taxes for the year 2026 and all subsequent years.

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.

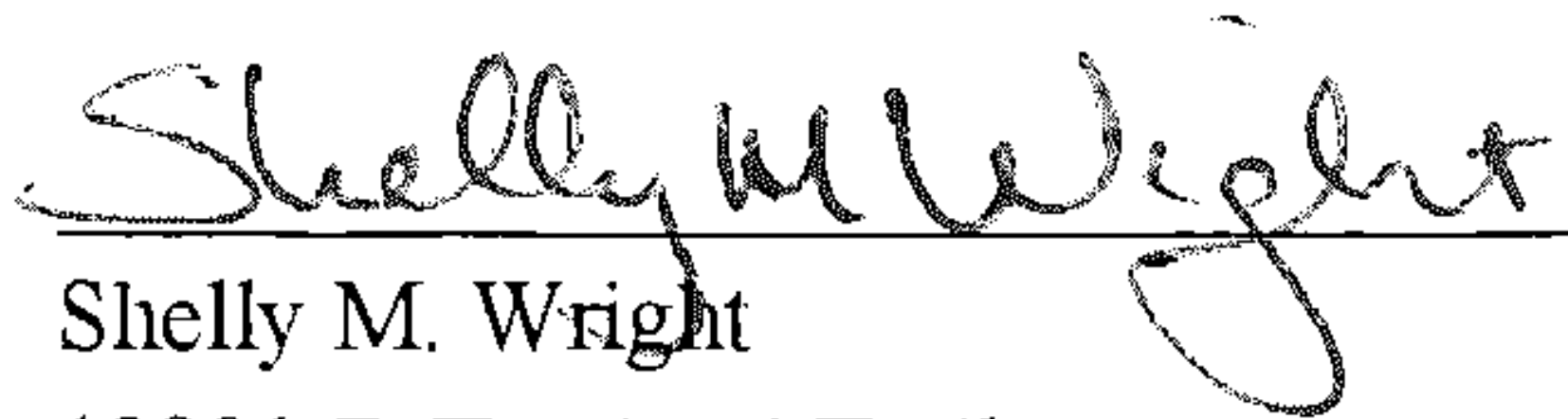
THIS INSTRUMENT is executed by the Grantor pursuant to the power they reserved to themselves under the referenced trust instrument to withdraw property from the trust, intending to vest all legal and beneficial title to the property.

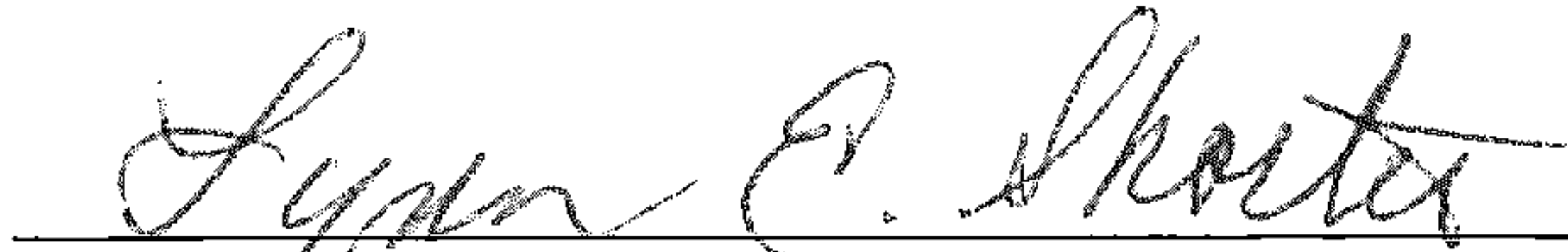
THIS INSTRUMENT has been prepared without benefit of title examination or opinion at the request of the parties hereto.

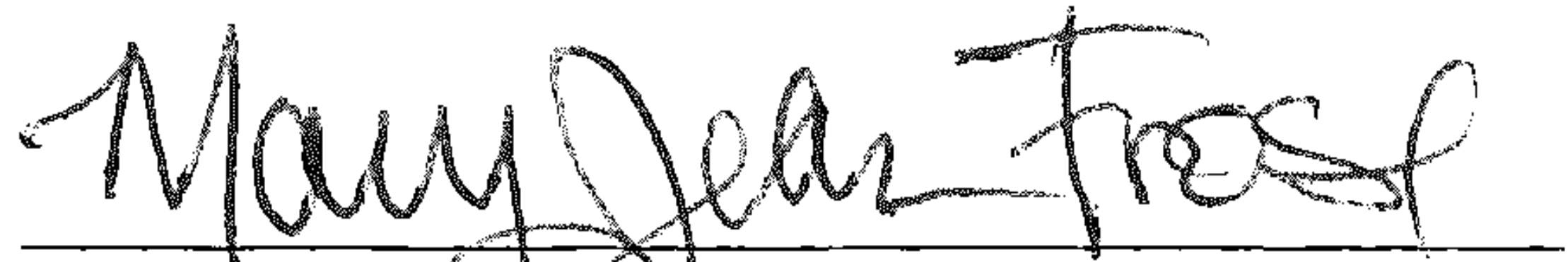
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:


Shelly M. Wright
13801-D Tamiami Trail
North Port, FL 34287


Lynn E. Shorter, as Trustee of the Lynn E. Shorter Revocable Trust Agreement dated April 3, 2015


Mary Jean Frost
13801-D Tamiami Trail
North Port, FL 34287

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, a Notary Public, by means of ☒ physical presence or ☐ online notarization, the foregoing instrument was acknowledged this 14th day of August 2026, by **Lynn E. Shorter, as Trustee of the Lynn E. Shorter Revocable Trust Agreement dated April 3, 2015**, who

- ☐ is personally known to me, or
- ☒ has produced a Florida driver's license as identification.




Notary Public – State of Florida