

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026117846 2 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538659

Prepared by and return to:

Janelle Smith

North Port Title, LLC

13801 Tamiami Trail, Suite A

North Port, Florida 34287

941-423-0360

260386

Doc Stamp-Deed: \$2,835.00

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Warranty Deed

This Warranty Deed made this 26 day of August 2026, between **James K. Fillion, surviving spouse of Joan J. Fillion, joined by his current spouse Rhonda L. Fillion**, whose post office address is **160 Northbrook Drive, Slocomb, Alabama 36375**, grantor, and **Larry Donnell Edwards, a single man and Abadella C. Edwards, a single woman as Joint Tenants with Full Rights of Survivorship** whose post office address is **454 Mossy Cup Drive, Fairburn, Georgia 30213**, 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 2, BLOCK 2442, FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 1, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: 1121244202

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**.

James K. Fillion herein covenants that he was lawfully married to **Joan J. Fillion** prior to the acquisition of title aforesaid, that they remained married without an intervening divorce, up to the time of the demise of **Joan J. Fillion**.

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:

Janelle Smith

Witness

Janelle Smith

Witness Name Printed

13801 Tamiami Trl, Ste C, North Port, FL 34287

Witness

CYNTHIA M EHLKE

Witness Name Printed

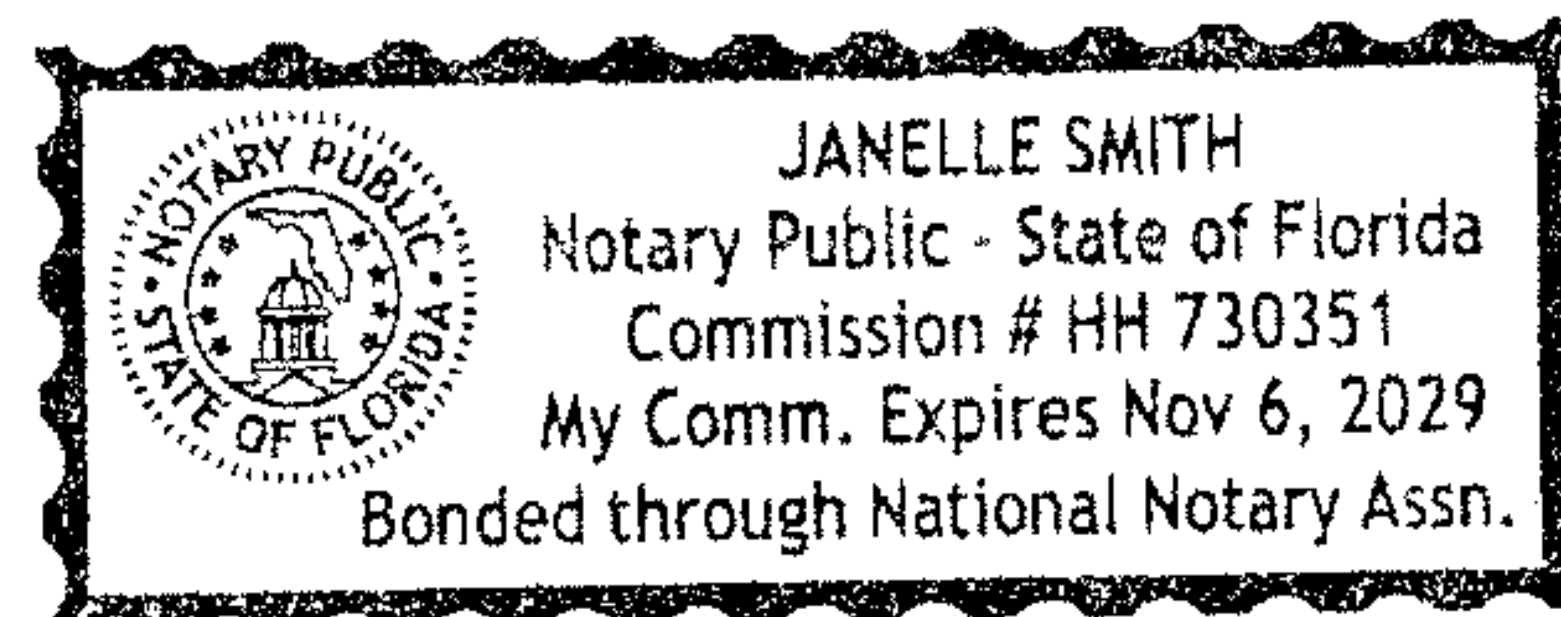
13801 Tamiami Trl, Ste C, North Port, FL 34287

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 26 of August, 2026 by James K. Fillion and Rhonda L. Fillion, husband and wife, who ☐ is personally known or ☒ has produced a driver's license as identification.

(Notary Seal)



James K. Fillion

James K. Fillion

Rhonda L. Fillion

Rhonda L. Fillion

Janelle Smith

Notary Public

Printed Name:

My Commission Expires: