

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049036 2 PG(S)**

4/14/2026 2:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480143

Doc Stamp-Deed: \$1,197.00

Prepared by and return to:

Sara Huddleston

Emerald Title

1605 Main Street

1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6390

Purchase Price: \$171,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$1,197.00

Parcel Identification No.: 0025121052

WARRANTY DEED

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

THIS INDENTURE made this 14th day of April, 2026, between Matthew J. Dix and Rebecca S. Dix, husband and wife, Individually and as Co-Trustees of The Joint Revocable Trust Agreement of Matthew J. Dix and Rebecca S. Dix, dated March 5, 2020, and any amendments thereto, whose post office address is 120 North Newton Street, Pooler, GA 31322, Grantor, to Americo Antonelli, II and Angelita M. Antonelli, as Trustees of the Americo Antonelli, II and Angelita M. Antonelli Trust Agreement dated December 11, 2002, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is 4969 Village Garden Drive, #52, Sarasota, FL 34234, Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

UNIT 52, PHASE I, VILLAGE GARDENS CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1302, PAGES 1441 THROUGH 1496, INCLUSIVE, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantor have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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

Signed, sealed and delivered in our presence:

WITNESSES #1:

Kayle Hall

Printed Name: Kayle Hall

P.O. Address: _____

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

WITNESSES #2:

Megan Louise Lewis

Printed Name: Megan Louise Lewis

P.O. Address: _____

13939 Lakeshore Blvd Ste 101 Hudson FL 34667

**The Joint Revocable Trust Agreement of
Matthew J. Dix and Rebecca S. Dix, dated March
5, 2020, and any amendments thereto**

By: Matthew J. Dix

**Matthew J. Dix, Individually and as Co-
Trustee**

By: Rebecca S. Dix

Rebecca S. Dix, Individually and as Co-Trustee

STATE OF Florida

COUNTY OF Pasco

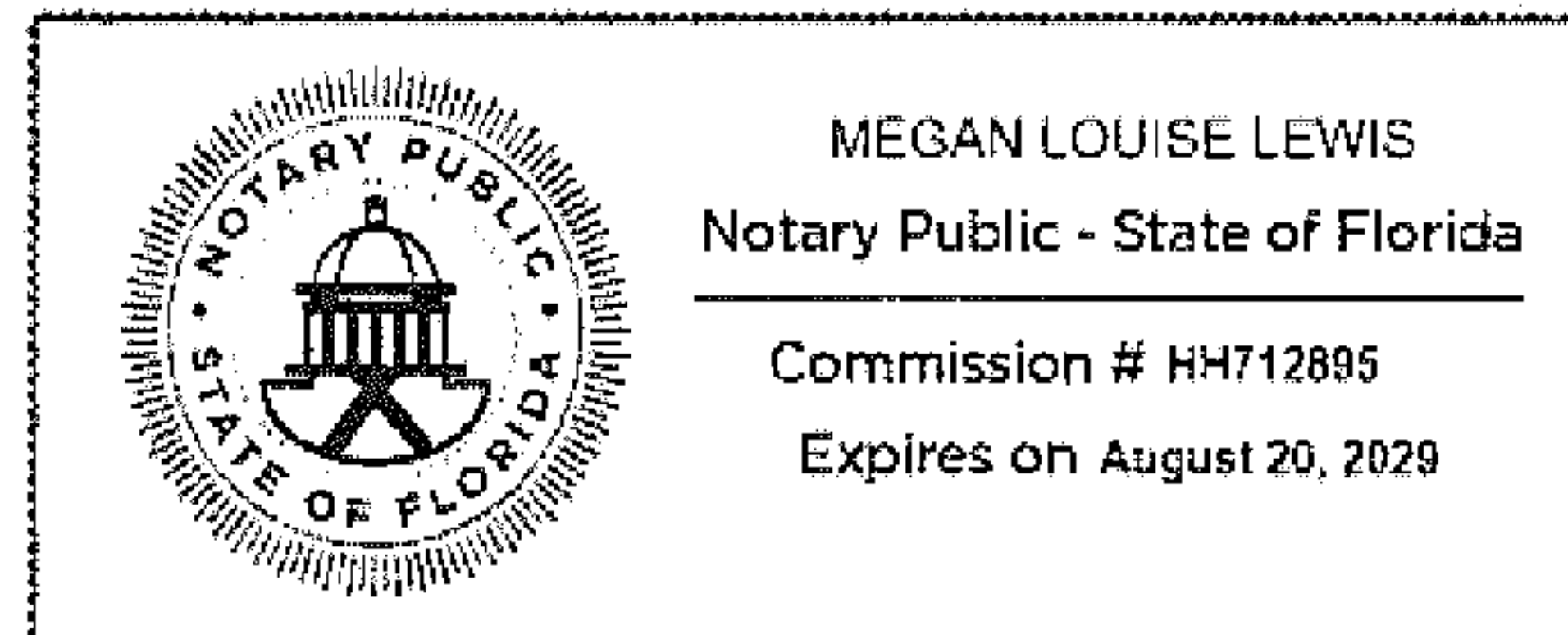
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 14th day of April, 2026, by Matthew J. Dix and Rebecca S. Dix, Individually and as Co-Trustees of The Joint Revocable Trust Agreement of Matthew J. Dix and Rebecca S. Dix, dated March 5, 2020, and any amendments thereto, ☐ who is/are personally known to me or ☒ who has/have produced RSD GA DL MJD GA DL as identification.

Megan Louise Lewis

Signature of Notary Public

Megan Louise Lewis

Print, Type/Stamp Name of Notary



Notarized remotely online using communication technology via Proof.