

4/17/2026 10:36 AM

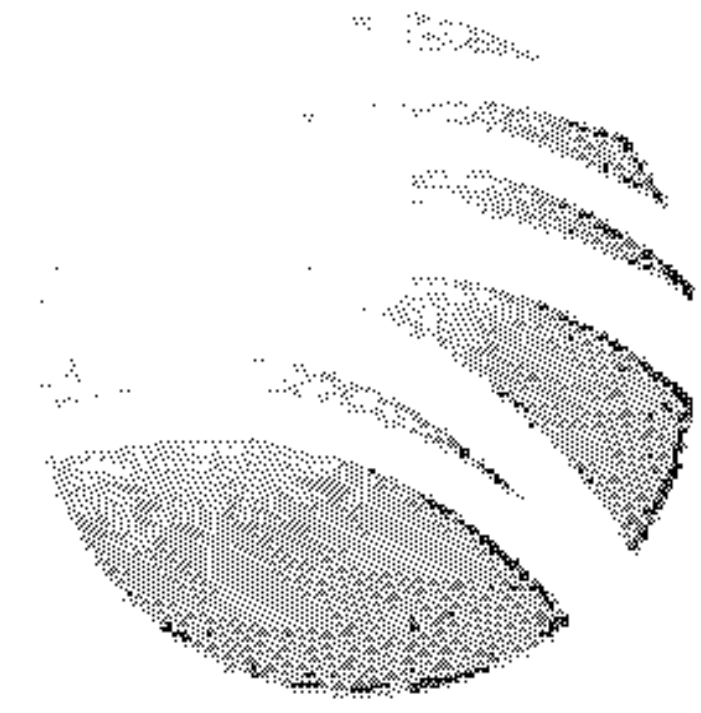
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481776



**SUNBELT**  
TITLE AGENCY

Doc Stamp-Deed: \$4,935.00

Prepared by and Return to:

Dixie Roth  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1750526-02206

[Space Above This Line For Recording Data]

### This Warranty Deed

Made this 16<sup>th</sup> day of April, 2026 by Patricia Dunn and Adam Dunn, Wife And Husband, hereinafter called the Grantor, to Peter Mathews Sprague, A Single Man, whose post office address is: 707 S Gulfstream Ave # 604, Sarasota, FL 34236, 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 Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

**Unit No. 604, ESSEX HOUSE, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 1045, Pages 1504 through 1566, and as per the plat thereof recorded in Condominium Plat Book 8, Page 5, 5A through 5F, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

**Parcel Identification Number: 2036031038**

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

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

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

Witness: (Signature)

*[Handwritten Signature]*

Patricia Dunn  
4726 Rivetta Ct  
Sarasota, FL 34231

Printed Name JoAnn McManus

8181 S Tamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

*[Handwritten Signature]*  
Adam Dunn  
4726 Rivetta Ct  
Sarasota, FL 34231

*[Handwritten Signature]*

Witness: (Signature)

Printed Name Dixie Roth

8181 S Tamiami Trl #B

Address

Sarasota FL 34231

City, State, Zip

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of April, 2026, by Patricia Dunn, and Adam Dunn, wife and husband, who:  is personally known to me or  produced DLIC as identification.

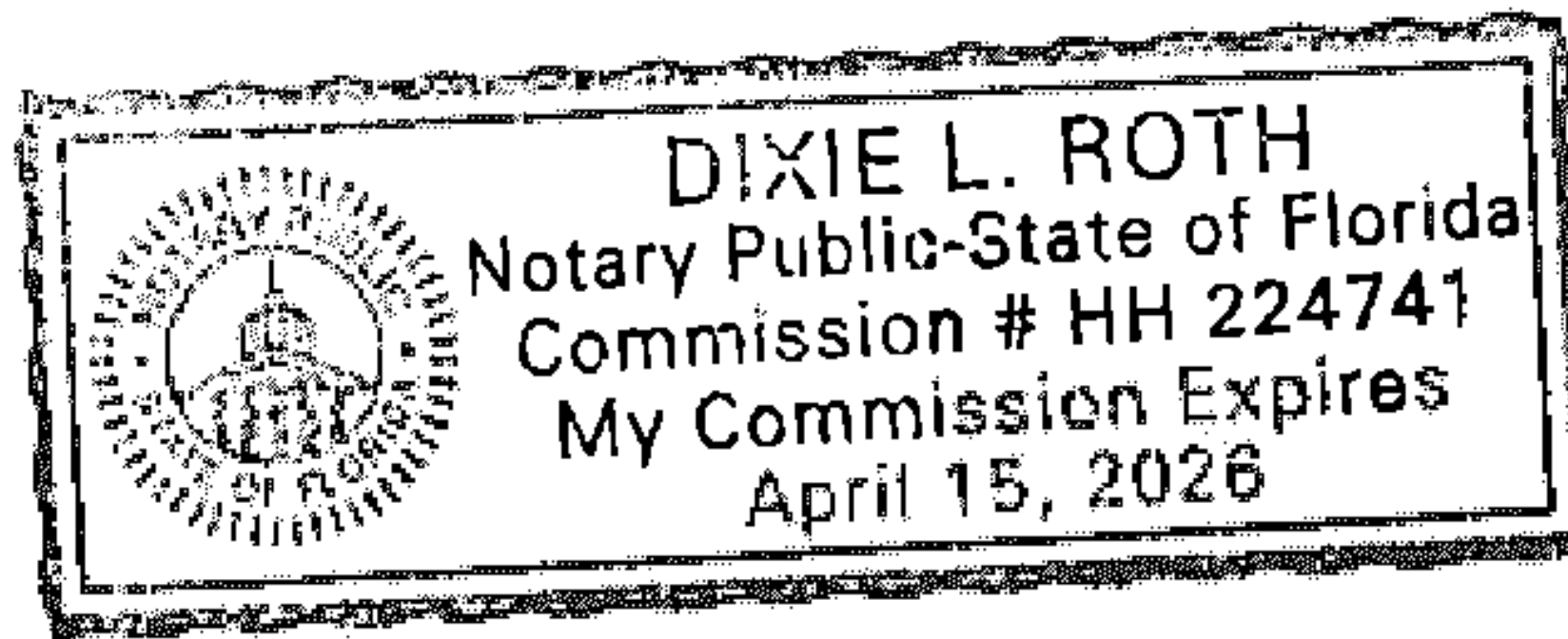
*[Handwritten Signature]*

NOTARY PUBLIC (signature)

Print Name: Dixie Roth

My Commission Expires:

Stamp/Seal:





**ESSEX HOUSE**  
**SARASOTA, FLORIDA**

707 S. GULFSTREAM AVENUE

SARASOTA, FLORIDA 34236

**Certificate of Approval of Buyer**

This is to certify that: Peter Sprague  
has/have been Approved by the Essex House Association, Inc. as the BUYER (S) of the following described property in Sarasota County:

Unit 604, Essex House. A condominium according to the Declaration of Condominium recorded in O.R. Book 1045 pages 1045 through 1566 inclusive, as amended in O.R. Book #1050, Pages 2113 through 2122. Inclusive, and as per Plat thereof recorded in Condominium Book #8, Pages 5,5A,5B,5E and 5F, of the Public Records of Sarasota County, Florida and House Rules.

For the

**ESSEX HOUSE ASSOCIATION, INC.**

**Interview Committee Member**

By: LEANNA L BRESSE

CINDY LANG

Board of Director      Print name

Print name

Leanna L Bresse

Cindy Lang

Signature

Date 3/31/26

Signature

Date 3.31.26