

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0109

Property address:
3040 Tyrone Ln, Sarasota, Florida 34239

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026054570 2 PG(S)

4/24/2026 10:05 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3485067

Doc Stamp-Deed: \$3,052.00

General Warranty Deed

Made this April 23, 2026 A.D. By **James K. Dawson, Sr and Martha J Dawson**, Husband and Wife, whose post office address is: PO Box 5622, Rockford, Illinois 61125, hereinafter called the Grantor, to; **Arthur Richard Eglington**, whose post office address is: 500 Lawrence Rd, Broomall PA 19008, 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 \$436,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

LOT 2, BLOCK 131, SOUTH GATE, UNIT NO. 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **0059110052**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Prepared by:
Paula Chapman
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0109

Property address:
3040 Tyrone Ln, Sarasota, Florida 34239

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:

Witness 1 signature:
X *Paula J Chapman*

X *James K. Dawson Sr*
James K. Dawson, Sr

Witness 1 Printed Name and Address:
Paula J Chapman
6311 Atrium Dr Suite 207 Lakewood Ranch FL 34202

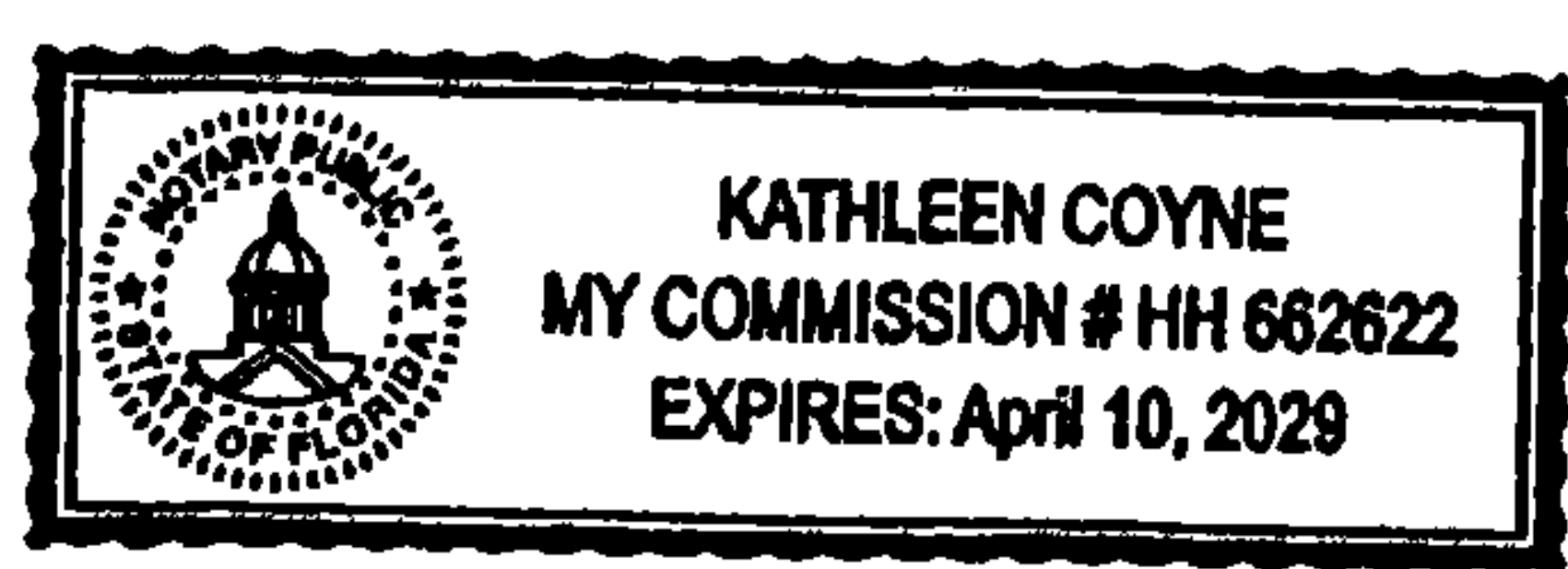
Witness 2 signature:
X *Katie Coyne*

X *Martha J Dawson*
Martha J Dawson

Witness 2 Printed Name and Address:
Katie Coyne
6311 Atrium Dr Suite 207 Lakewood Ranch FL 34202

State of FLORIDA County of SARASOTA

The foregoing instrument was acknowledged before me by means of [X] physical presence OR [] online notarization, this 3rd day of April, 2026, by James K. Dawson, Sr and Martha J Dawson, who is/are personally known to me or who has produced *dr license* as identification.



X *Kathleen Coyne*
Notary Public
Print Name: Kathleen Coyne
My Commission Expires:
Seal: