

5/7/2026 10:30 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3491014

Doc Stamp-Deed: \$5,600.00

Prepared by and Recording requested by:
John Wickman
CLOSING PROS LLC
46 North Washington Boulevard
Ste. 15
Sarasota, FL 34236

File Number: CP-4607.1Z
Consideration: \$800,000.00

Warranty Deed

(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of May 6, 2026 **Chad Dawson and Rebecca Dawson, husband and wife**, (henceforth referred to as “Grantor”) of **15335 Bluefish Circle, Lakewood Ranch, FL 34202**, for consideration paid, grant to **Isabas O. Cortez Garcia, and Lizbeth De La Cruz Martinez, husband and wife**, (henceforth referred to as “Grantee”) of **2940 53rd Street, Sarasota, FL 34234**, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 19, Block H, Desoto Acres, according to the plat thereof as recorded in Plat Book 4, Pages 41 and 42, of the Public Records of Sarasota County, Florida.

Parcel ID 0021050007

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of April, 2026.

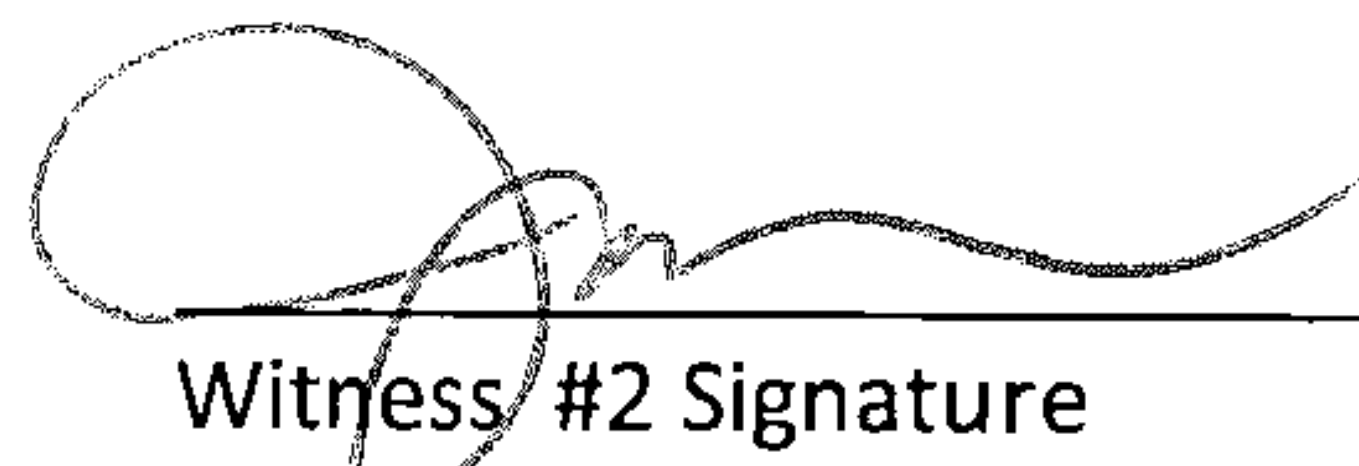

Chad Dawson


Rebecca Dawson


Witness #1 Signature

Heather Mathews

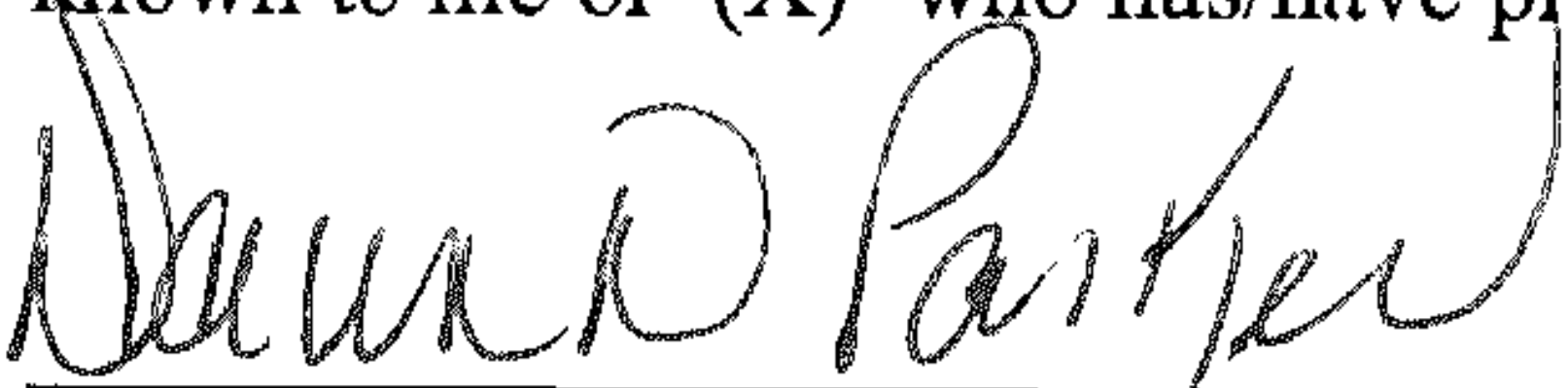
Witness #1 Printed Name
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

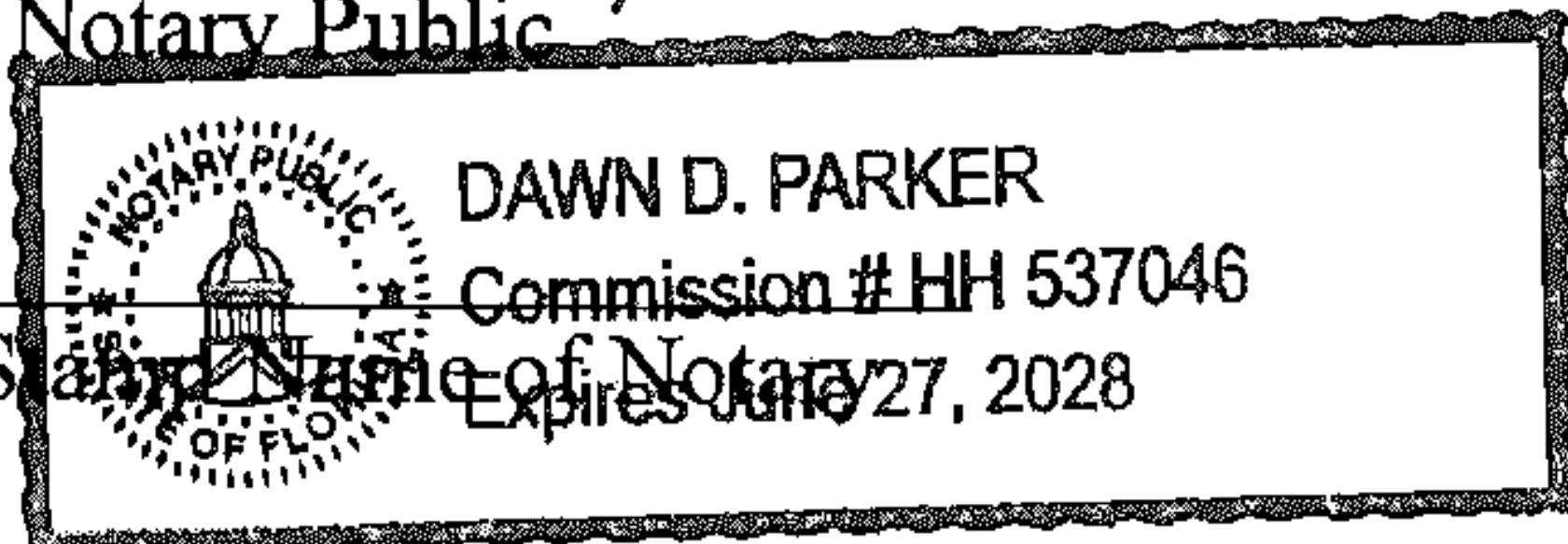

Witness #2 Signature

Witness #2 Printed Name
P.O. Address: Janet A. Wickman
46 N Washington Blvd #15
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2026, by Chad Dawson and Rebecca Dawson, who is/are personally known to me or who has/have produced drivers license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

DAWN D. PARKER
Commission # HH 537046
Expires June 27, 2028