

Consideration: \$350,000.00

5/19/2026 4:35 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496383

Doc Stamp-Deed: \$2,450.00

Prepared by and return to:

Jacob Van Duren, Esq.
Van Duren Law, PLLC
871 Venetia Bay Blvd
Suite 239
Venice, FL 34285

File No VL-26-51

Parcel Identification No 0388140040

[Space Above This Line For Recording Date]

WARRANTY DEED TO TRUSTEE

34711

This indenture made the 15th day of May, 2026 by and between JOSEPH T. DIXON, JR AND JOAN A. DIXON, HUSBAND AND WIFE, whose post office address is 2066 DUBSON ST CLEMONTA, (hereinafter "Grantor"), and KATHERINE LYNNE SMITH, AS TRUSTEE OF THE KATHERINE LYNNE SMITH LIVING TRUST DATED FEBRUARY 28, 2023, AND ANY AMENDMENTS THERETO, whose post office address is 1412 Colony Place, Venice, FL 34292, (hereinafter "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 County, Florida, to-wit:

LOT 11, COLONY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 42 AND 42A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple. that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The Grantee is granted the authority to protect, preserve, sell, lease, encumber, transfer, manage, and otherwise dispose of the property described above, in accordance with the provisions of Section 689.073, Florida Statutes.

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

Signed, sealed and delivered in our presence:

WITNESS 1:
SIGNATURE: [Signature]
PRINT NAME: Dorinda Wilkinson
WITNESS 1 ADDRESS: 871 VENETIA WAY
BLVD SUITE 201 VENICE FL 34295

[Signature]
Joseph T. Dixon, Jr

[Signature]
Joan A. Dixon

WITNESS 2:
SIGNATURE: [Signature]
PRINT NAME: Jacob VanDuren
WITNESS 2 ADDRESS: 871 VENETIA WAY
SUITE 201 VENICE FL 34295

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 13th day of May, 2026, by Joseph T Dixon, Jr and Joan A Dixon, () who is/are personally known to me or (x) who has/have produced FL DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

