

5/29/2026 3:50 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500819

Doc Stamp-Deed: \$2,485.00

Prepared by:  
Nancy Cason Esq.  
Syprett Meshad & DuBose, P.A.  
1900 Ringling Boulevard  
Sarasota, Florida 34236  
File Number: 20593.008

Purchase Price: \$355,000.00  
Rec: \$18.50  
Documentary Stamp Tax: \$2,485.00

## General Warranty Deed

Made this 29th day of May 2026, A.D. By **DWE Properties, LLC**, a Florida limited liability company, whose address is: 1900 Ringling Blvd, Sarasota FL 34236, hereinafter called the grantor, to **Tonia LaShawn Baldwin**, as **Trustee of the Baldwin Living Trust dated October 3, 2024**, whose post office address is: 2035 Gillespie Avenue, Sarasota FL 34234, and said Trustee is vested with the full power and authority to protect, conserve and to sell or lease or to encumber and otherwise manage and dispose of the real property described herein pursuant to Sec. 689.073 F.S. 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 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 24, Block A, City Park Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 151, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 2024090082

**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.

**Subject To** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**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.

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:

Nancy Cason  
Signature -witness

NANCY CASON  
Print name

1900 Ringling Blvd. Sarasota, FL 34236  
Address

Maryann Lillis  
Signature -witness

MARYANN LILLIS  
Print name

1900 Ringling Blvd. Sarasota, FL 34236  
Address

DWE Properties, LLC, a Florida limited liability company

E. Keith DuBose  
E. Keith DuBose, Manager

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 29 day of May 2026 by E. Keith DuBose, as Manager of DWE Properties, LLC, a Florida limited liability company, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Nancy Cason  
Notary Public

Print Name: Nancy Cason

My Commission Expires: 8/17/29

