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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503516

Prepared by and Return to:

Alice S. Clark

MSC Title, Inc.

110 Nokomis Avenue North, Venice, FL 34285

File No. 2026-430-ASC

Sales Price: Price: \$365,000.00

Doc Stamp-Deed: \$2,555.00

General Warranty Deed

Made this 4th day of June, 2026 By **Brian Esserman and Valerie Esserman, Individually and as Co-Trustees of The Esserman Family Trust Agreement, dated March 16, 2018, Husband and Wife** whose address is: 2983 Pine Island Lake Road, Eagle River, WI 54521, hereinafter called the grantor, to **Janet L. Dixon and Daniel J. Dixon, wife and husband**, whose post office address is: 11121 Campazzo Drive, Venice, FL 34292, 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 2, Block 74, Venetian Falls Phase 3, according to the map or plat thereof, as recorded in Plat Book 45, Pages 30, 30A through 30N, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0419070002**

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.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Alice Clark

Witness Signature above:

Witness print name below:

Alice Clark

Witness Address:

110 N. KOMA AVE N
VENUE FL 34285

Devin Bayliss

Witness Signature above:

Witness print name below:

DEVON Bayliss

Witness Address:

5100 Ocean Blvd.
SARASOTA, FL 34242

Brian Esserman

Brian Esserman, Individually and as Co-Trustee
of The Esserman Family Trust Agreement, dated
March 16, 2018

2983 Pine Island Lake Road, Eagle River, WI
54521

Valerie Esserman

Valerie Esserman, Individually and as Co-Trustee
of The Esserman Family Trust Agreement, dated
March 16, 2018 2983 Pine Island Lake Road, Eagle
River, WI 54521

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical
presence or () online notarization, this 3rd day of June, 2026, by Brian Esserman
and Valerie Esserman, Individually and as Co-Trustees of The Esserman Family Trust
Agreement, dated March 16, 2018, () who is/are personally known to me or (☒)
who has/have produced FL. Drivers License as identification.

Alice Clark

Signature of Notary Public

Alice Clark

Print, Type/Stamp Name of Notary

