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INSTRUMENT # 2026080182 2 PG(S)

6/12/2026 1:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506674

Prepared by and Return to:

Kelli K Quincel

MSC Title, Inc.

8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202

File No. 2026-475-KKQ

Sales Price: Price: 530,000.00

Doc Stamp-Deed: \$3,710.00

General Warranty Deed

Made this 11th day of June, 2026 By **Marlene Dotzlaw, a married woman**, whose address is: 1215 Grace Drive, Oakville, Ontario L6H 6W2, Canada, hereinafter called the grantor, to **Rod Vasquez and Carolyn C. Phillips, husband and wife**, whose post office address is: 382 Anacapa Island Drive, Camarillo, CA 93012, 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:

Unit 3, Blackburn Point Marina Village, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Instrument No. 2005184675, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0157031003**

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

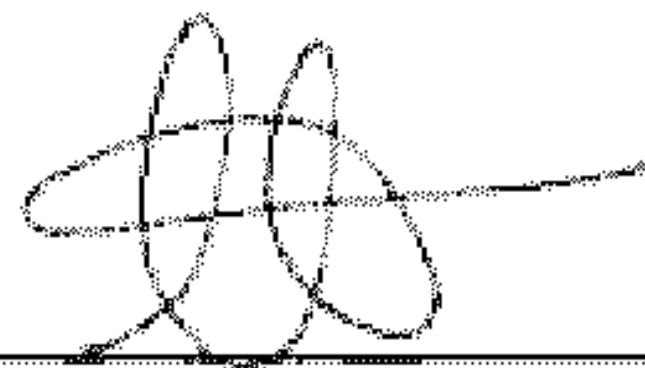
To Have and to Hold, the same in fee simple forever.

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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon, nor do they reside contiguous thereto.

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)



Witness Signature above:

Witness print name below:

CHRISTINE GREEN

Witness Address:

5145 OCEAN BLVD.
SARASOTA FL 34242.



Witness Signature above:

Witness print name below:

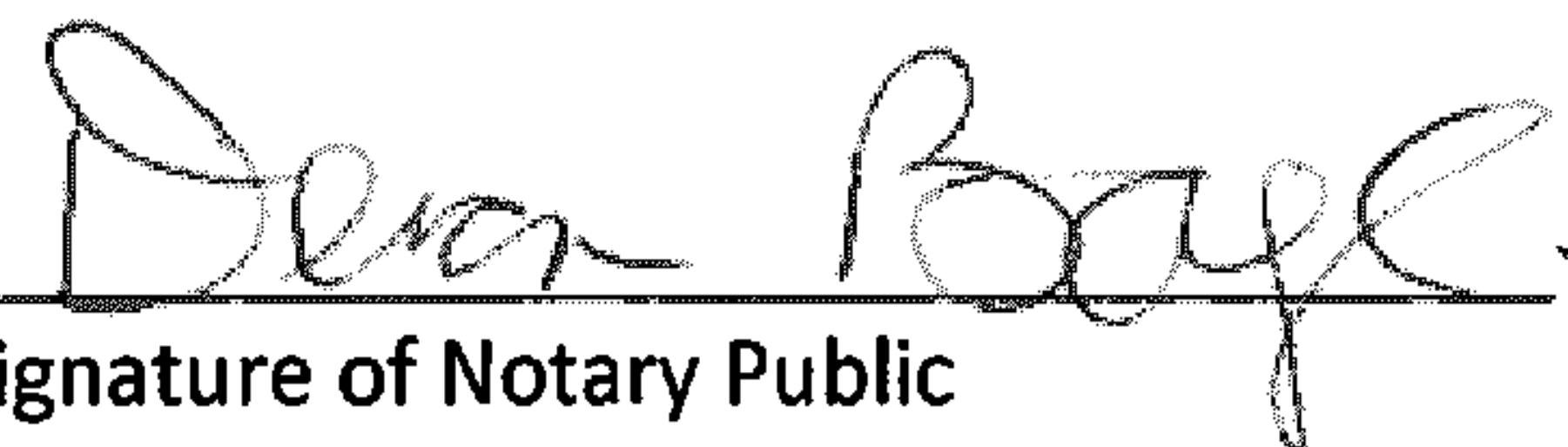
Devon Bayliss

Witness Address:

5100 Ocean Blvd
Sarasota, FL 34242

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of June, 2026, by Marlene Dotzlaw, ☐ 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



DEVON BAYLISS
Notary Public
State of Florida
Comm# HH532985
Expires 8/26/2028