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INSTRUMENT # 2026080964 2 PG(S)
June 15, 2026 01:45:21 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$2,250.50



Prepared by and Return to:
Alliance Group Title, LLC
Ann Grano
1072 E. Venice Avenue
Venice, Florida 34285
Our File Number: 26-277

Parcel Id: 0449100026

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Sarasota)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this June 15, 2026, between Dennis Premier Properties, LLC, a Virginia Limited Liability Company, whose mailing address is: 8265 Singleleaf Drive, Lorton, Virginia 22079, party of the first part, and Charles E. Harris, a single man and Silvyia T. Paxton, a single woman as joint tenants with rights of survivorship, whose mailing address is: 3164 Fallow Rd, Venice, Florida 34293, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 16462, 16463 and 16464, SOUTH VENICE, UNIT NO. 62, according to the map or plat thereof, as recorded in Plat Book 7, Page 39, of the Public Records of Sarasota County, Florida.

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

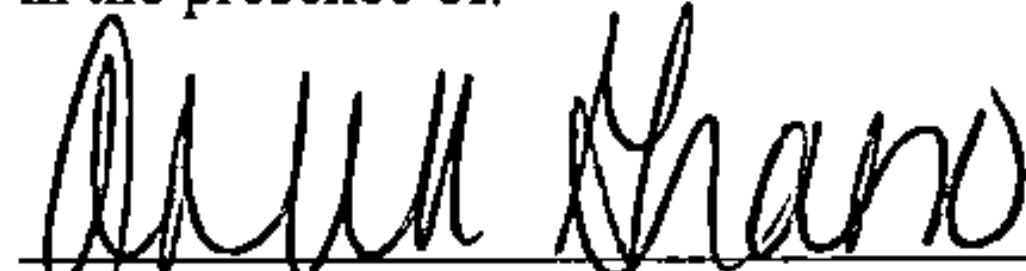
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 15, 2026.

Signed, sealed and delivered
in the presence of:


Witness signature
Ann K. Grano

Print witness name

Address: 1072 E. Venice Avenue, Venice, FL
34285

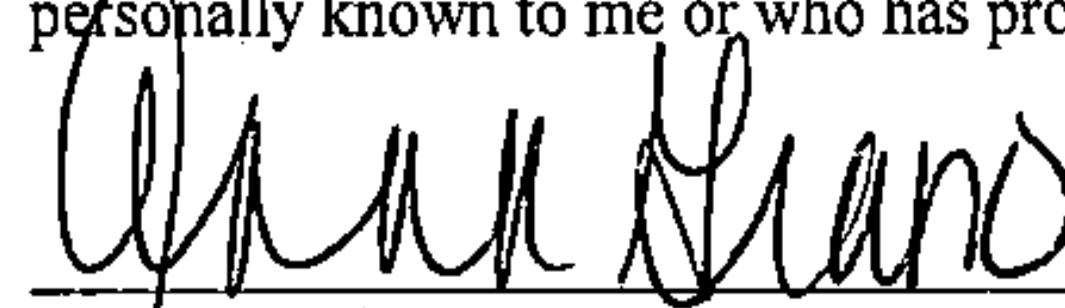

Witness signature

Lisa Maggiore
Print witness name

Address: 1072 E. Venice Avenue, Venice, FL
34285

State of Florida
County of Sarasota

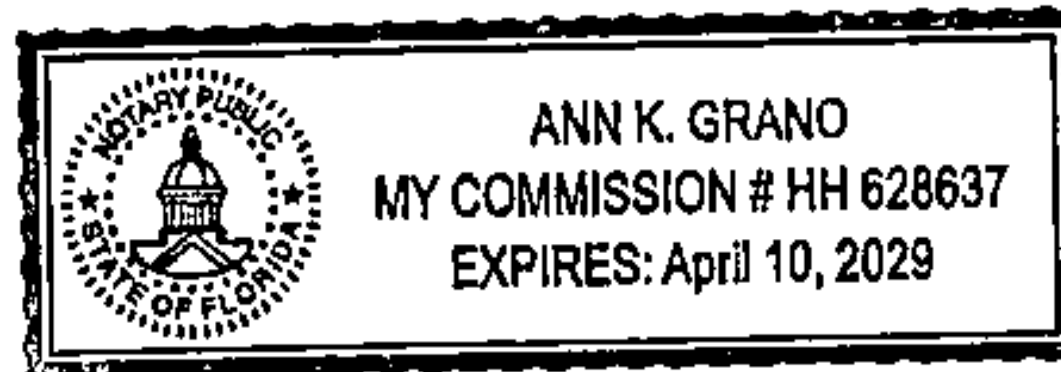
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 12th day of June, 2026 by Mickel Dennis, Authoized Manager of Dennis Premier Properties, LLC, a Virginia Limited Liability Company who is personally known to me or who has produced a driver's license as identification.


Notary Public
Ann K. Grano

Print Notary Name

My Commission Expires: 04/10/2029

Notary Seal



Dennis Premier Properties, LLC, a Virginia Limited Liability
Company

By: 
Print Name: Mickel Dennis
Title: Authoized Manager