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INSTRUMENT # 2026081481 2 PG(S)**

6/15/2026 4:37 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507739

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29347

Doc Stamp-Deed: \$3,850.00

Consideration: \$550,000.00

General Warranty Deed

Made this June 15, 2026 By **Dennis P. Fox, Individually and as Trustee under The Dennis P. Fox Trust dated September 6, 2006, and any amendments thereto**, whose post office address is: 2248 Annadel Avenue, Rowland Heights, California 91748, hereinafter called the Grantor, to **Robert Edwards and Joseph Kevin Caldwell, a married couple**, whose post office address is: 20794 Valprato Court, Venice, Florida 34293, 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:

Lot 1148, GRAN PARADISO, PHASE 7, according to the plat thereof, as recorded in Plat Book 51, Page 6, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon, nor is it contiguous or adjacent thereto.

Grantor herein states that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that Dennis P. Fox is still acting as Trustee.

Parcel ID Number: **0779021148**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

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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:

Witness Signature: _____

Witness # 1 Printed Name: _____

Post Office Address: _____

414 S. Tamiami Trail

Osprey, FL 34229

Dennis P. Fox

(Seal)

Dennis P. Fox, Individually and as Trustee under The Dennis P. Fox Trust dated September 6, 2006, and any amendments thereto

Witness Signature: _____

Witness # 2 Printed Name: _____

Post Office Address: _____

414 S. Tamiami Trail

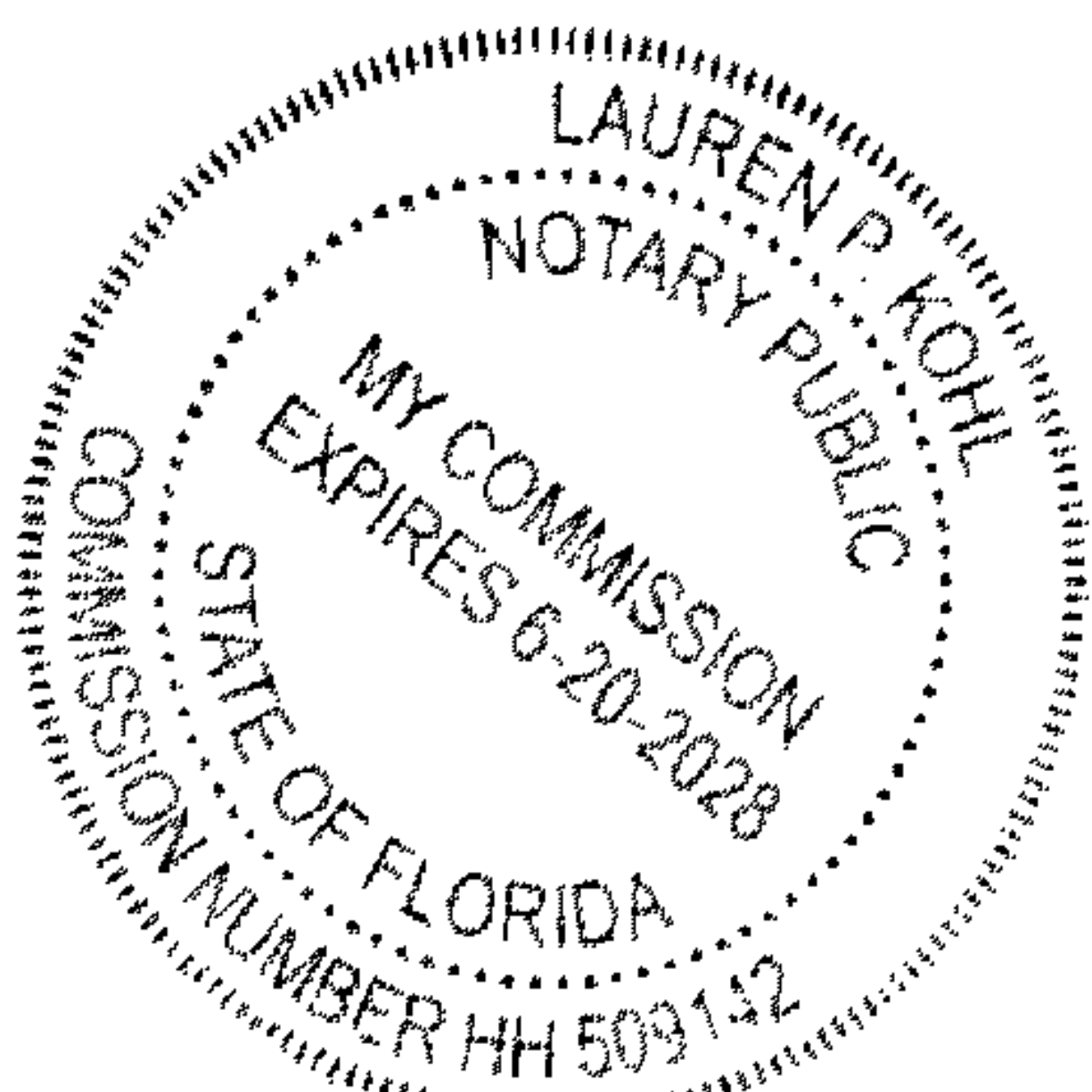
Osprey, FL 34229

Kelly Anne Dietz

State of Florida

County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on 6/20/28. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this June 11, 2026, by Dennis P. Fox, Individually and as Trustee under The Dennis P. Fox Trust dated September 6, 2006, and any amendments thereto, who is personally known to me or who produced DL as identification.



(SEAL)

Notary Public

My Commission Expires: _____