

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026082822 2 PG(S)

6/17/2026 1:44 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508909

Doc Stamp-Deed: \$5,355.00

Prepared By and
When Recorded Return to:

SHUMAKER.

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 332224-422229

Consideration: \$765,000.00
Doc Stamps: \$5,355.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 17th day of June, 2026, by Christopher W. Dixon ("Grantor") to Michael M. Drum and Carol B. Drum, husband and wife, whose post office address is 15 Upshur Avenue, Annapolis, MD 21403 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

THE WEST 53 FEET OF LOT 1, BLOCK C, RUSTIC LODGE
NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.

The Property Appraiser's Parcel Identification Number for the above-described real property is 2035020110.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor does hereby certify that the above-described property does not now and has never in the past constituted Grantor's homestead.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

Witness#1 Sign: T L H
Witness#1 Print: Tammy L Henry
Witness #1 Address: 49 N. Lyon St
BATAVIA, NY 14020

Witness#2 Sign: Isabel Breeden
Witness#2 Print: Isabel Breeden
Witness #2 Address: 9 Watson St
BATAVIA, NY 14020

Christopher W. Dixon
Christopher W. Dixon
Address: 1015 Lochland Road
Geneva, NY 14456

STATE OF ~~WASHINGTON~~ NEW YORK TLH
COUNTY OF Ontario

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 15th day of June, 2026, by Christopher W. Dixon.

Tammy L. Henry
Notary Public, State of New York
Reg. No. 01HE6330648
Qualified in Genesee County
Commission Expires 09-21-2027

T L H
Notary Public
Print Name: Tammy L Henry
My Commission Expires: 09-21-2027

Personally Known ☐ (OR) Produced Identification ☒
Type of identification produced Drivers license - NY