

8/10/2026 3:45 PM

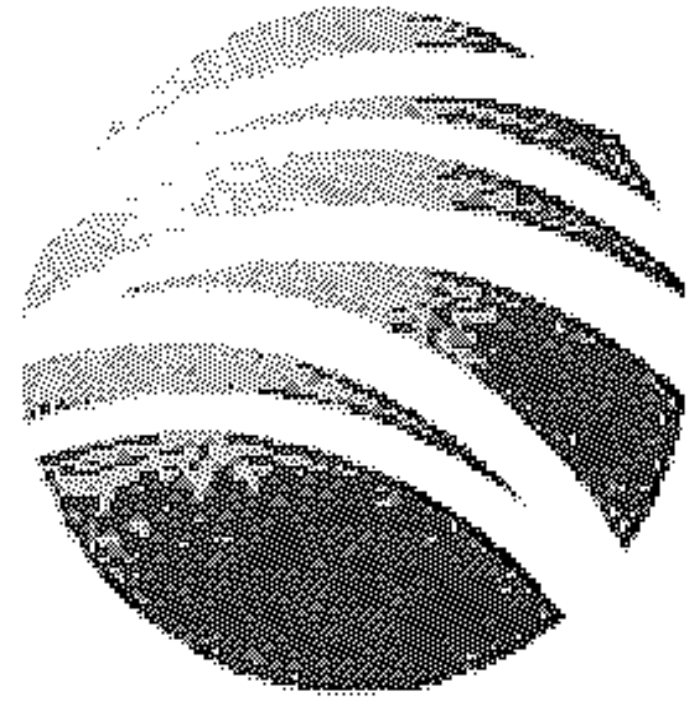
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530759



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$2,205.00

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-04382

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 7 day of August, 2026 by Charles G. Dawson and Myreia E. Dawson, Husband And Wife, hereinafter called the Grantor, to Sheryl A. Griffith, A Single Woman, whose post office address is: 28 Country Club Drive, New York Mills, NY 13417, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Lot 51, DEVONSHIRE NORTH - PHASE THREE, according to the plat thereof recorded in Plat Book 34, Page 43, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0388080011

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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)

Printed Name STEPHANIE FLINT

304 W. VENICE AVE #302
Address

VENICE, FL 34285
City, State, Zip


Witness: (Signature)

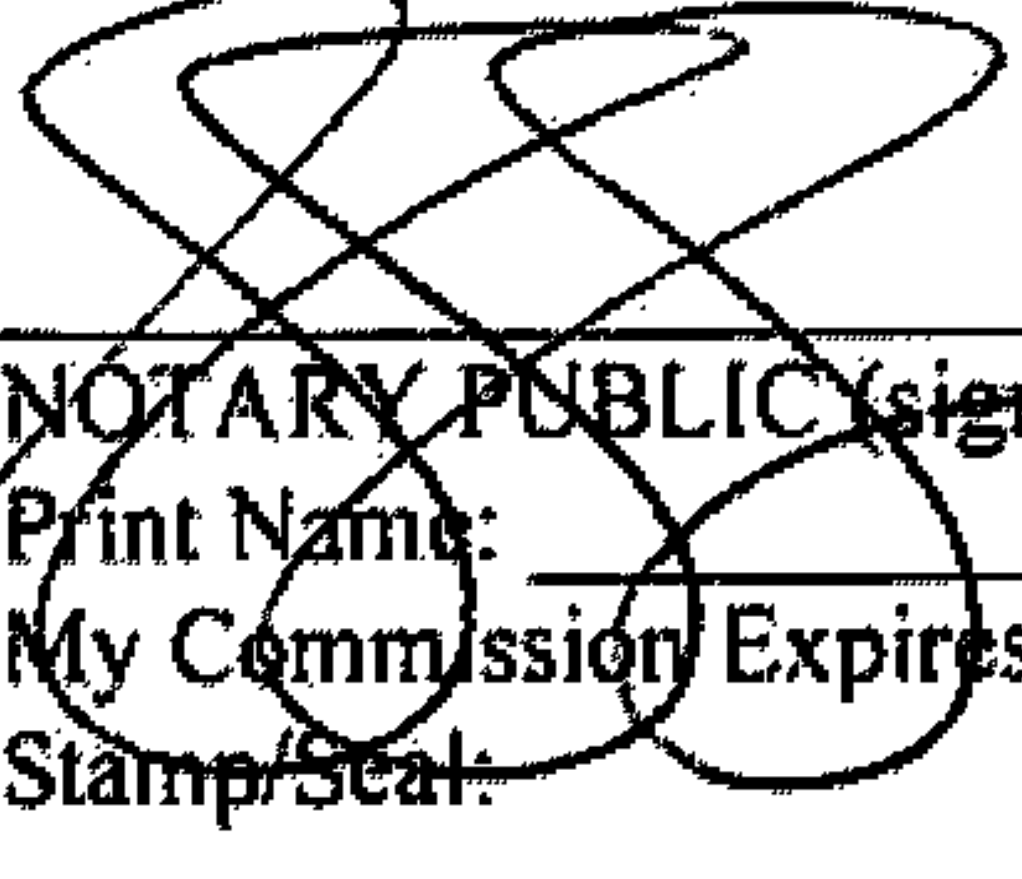
Printed Name FIONA S. GREENE

304 W. Venice Ave #302
Address

Venice, FL 34285
City, State, Zip

State of FLORIDA
County of SARASOTA

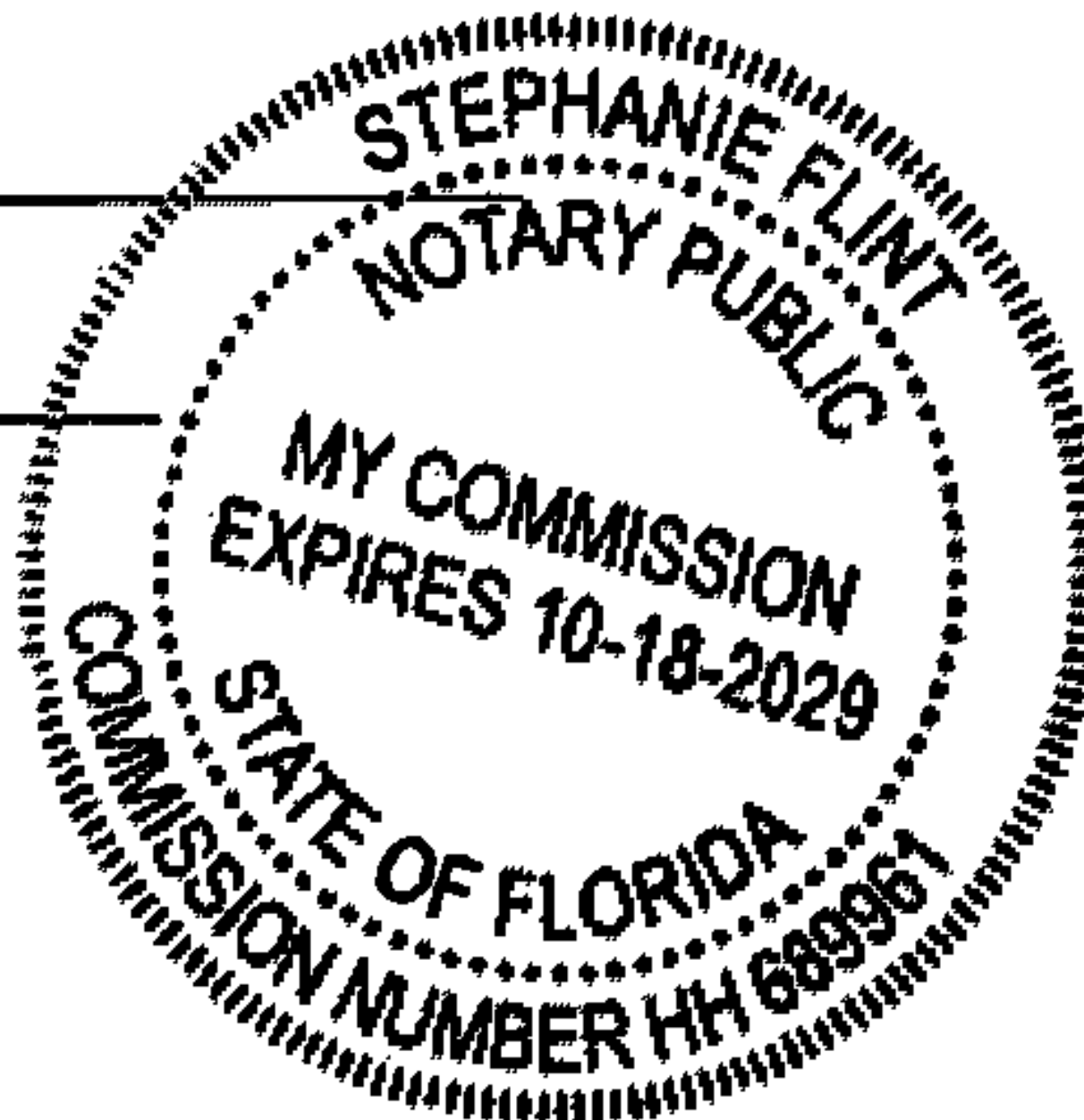
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of August, 2026, by Charles G. Dawson and Myreia E. Dawson, by Charles G. Dawson, her Attorney-in- Fact, who: ☐ is personally known to me or ☒ produced photo ID as identification.


NOTARY PUBLIC (signature)

Print Name:

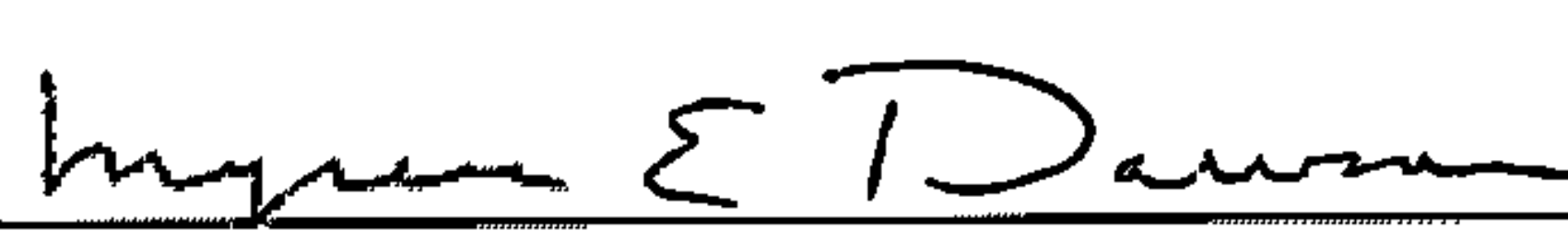
My Commission Expires:

Stamp/Seal:





Charles G. Dawson
841 Venetia Bay Blvd
Venice, FL 34285



Myreia E. Dawson, by Charles G. Dawson, her
Attorney-in- Fact
841 Venetia Bay Blvd
Venice, FL 34285


Charles G. Dawson
attorney in fact

Incident to the issuance of title insurance.

WARRANTYDEED

REV. 9/18/2023

LS