

8/21/2026 11:47 AM

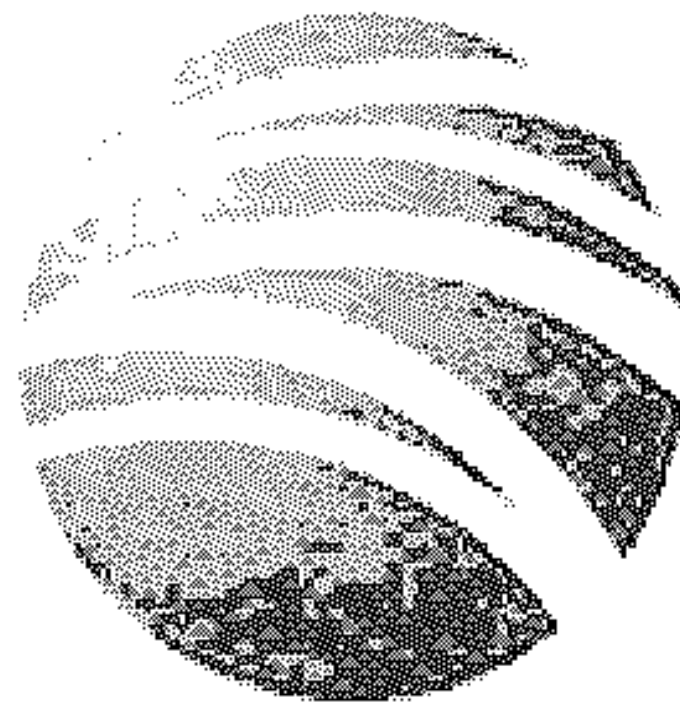
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535542



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Doc Stamp-Deed: \$826.00

Dixie Roth
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750526-05807

[Space Above This Line For Recording Data]

This Warranty Deed

Made this 20th day of August, 2026 by William Del Rio, An Unremarried Widower, by James Del Rio, his attorney-in-fact, hereinafter called the Grantor, to Lolita Aneston, A Single Woman, whose post office address is: 400 Elder St # 228, Englewood, FL 34223, 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:

Unit 228, FOXWOOD CONDOMINIUM, a Condominium according to the Declaration of Condominium filed in Official Records Book 1665, Page 467, and amendments thereto, of the Public Records of Sarasota County, Florida, and according to the graphic description contained in Condominium Book 22, Pages 7 and 7A through 7F, and amendments thereto, of the Public Records of Sarasota County, Florida, together with the common elements appurtenant thereto, as described in the Declaration.

Parcel Identification Number: 0851031228

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:

[Signature]
Witness: (Signature)

Printed Name CHRIS A JENKINS

2307 TANGLEWOOD DR
Address

SARASOTA, FL 34239
City, State, Zip

[Signature]
Witness: (Signature)

Printed Name Dixie Roth

8181 S TAMMAMI TR #B
Address

Sarasota FL 34231
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 20th day of August, 2026, by William Del Rio, An Unremarried Widower by James Del Rio, his attorney-in-fact, who: [☐] is personally known to me or [☒] produced DLUW as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: Dixie Roth

My Commission Expires:

Stamp/Seal:

