

Prepared by and return to:
Lisa Schweit
Alliance Group Title, LLC
2000 Webber Street
Sarasota, Florida 34239
File Number: 26-383

8/26/2026 2:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3537564

Doc Stamp-Deed: \$1,575.00

General Warranty Deed

This Indenture, made this August 26, 2026 A.D. By **Maria Dixon**, whose post office address is: 589 Wilene Dr., Burlington, On. L7L 2B3, CANADA, hereinafter called the grantor, to **James Harry Warren and Viktoria Warren, husband and wife**, whose post office address is: 8498 Snowfall Street Sarasota Florida 34241, 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, viz:

Unit 224, CENTRAL PARK II, a condominium, according to the Declaration of Condominium, as recorded in Official Records Book 2963, Pages 143 through 217, as amended in Official Records Book 2969, Pages 1312 through 1320, and according to the plat thereof recorded in Condominium Book 31, Pages 46 through 46P, amended in Condominium Book 31, pages 47 through 47D, all of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Grantor states the she and Paul F. Dixon, deceased had a continuous and uninterrupted marriage up until his passing on October 19, 2017.

Parcel ID Number: **2036082112**

Subject to reservations, restrictions, and easements of record.

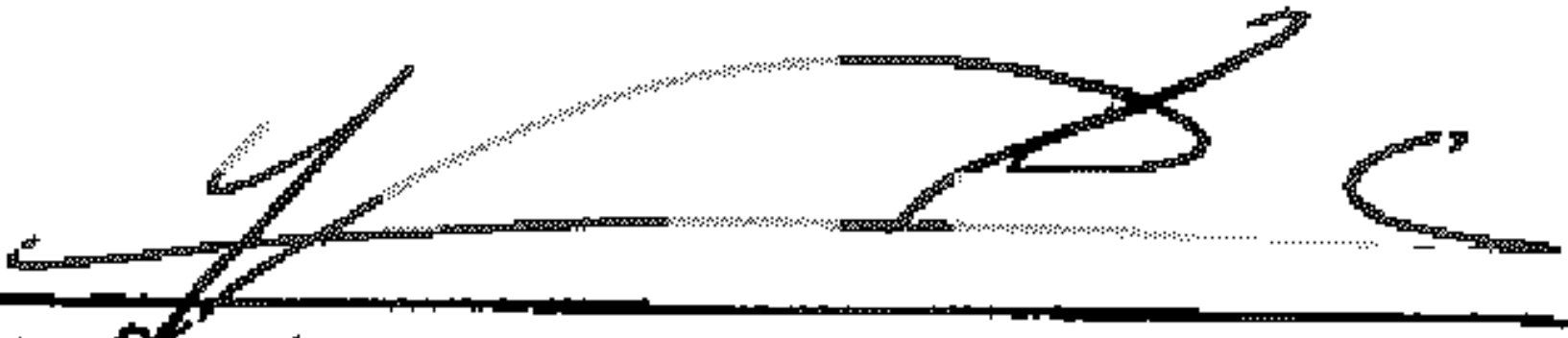
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 except taxes accruing subsequent to December 31, 2024.

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
Print Witness Name: Souraya Younes
Nachla Law Office Professional Corporation
Print Witness Address: 242 Kerr Street, Unit 2
Oakville, Ontario L6K 3B2
City and zip code: 905-290-1965



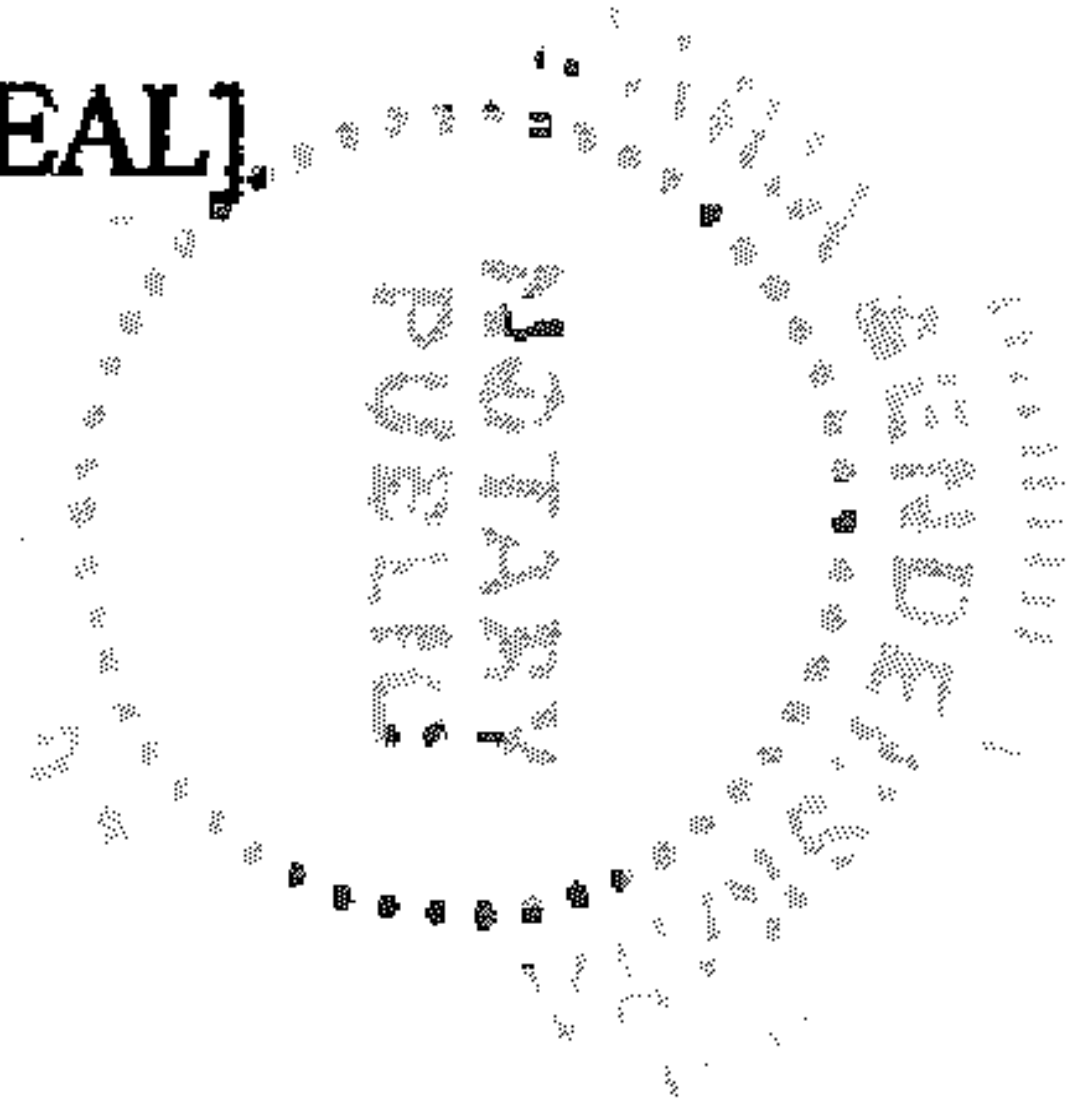
Maria Dixon

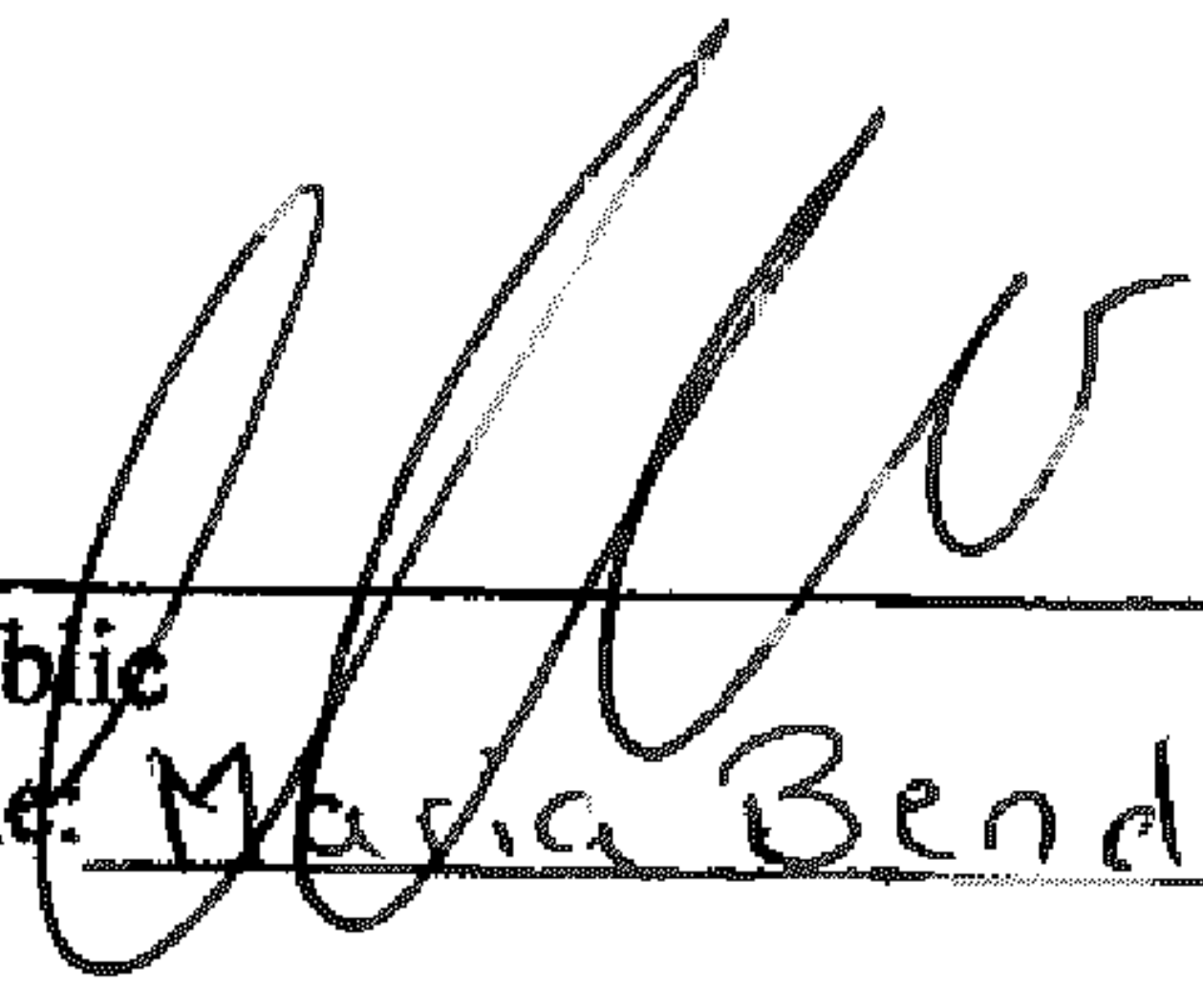

Witness Signature
Print Witness Name: Joelle Salsa
Print Witness Address: Nachla Law Office Professional Corporation
242 Kerr Street, Unit 2
City and zip code: Oakville, Ontario L6K 3B2
905-290-1965

COUNTRY OF CANADA
PROVINCE OF Ontario

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of August, 2026, by Maria Dixon, who ~~is personally known to me or who has produced Ontario Driver's License~~ as identification. D4764-51935-86207

[SEAL]





Notary Public
Print Name: Maria Benderskaya

My Commission Expires: No expiry

Maria Benderskaya, Notary Public / Commissioner of Oaths
For identity verification and signature witnessing only.
No legal advice provided.
Not responsible for document contents.
LSO No. P08103