

Prepared by:  
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802 11th Street West  
Bradenton, Florida 34205  
File Number: 45090.021

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026125746 2 PG(S)**

9/15/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3545395

Documentary Stamps in the amount  
of \$16,100.00 are affixed hereto.

Doc Stamp-Deed: \$16,100.00

## **GENERAL WARRANTY DEED**

**Made** this September 15, 2026 A.D. by **Bridget A. Dower and Daniel McNally, husband and wife**, whose address is 7 Greenfield Dr., Warwick, New York 10990, hereinafter collectively called the grantor, to **Municipal Enterprises USA Limited, a Delaware corporation**, whose address is 927 Rocky Lake Dr., Box 48100, Bedford, Nova Scotia, Canada, B4A-3Z2, 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, alienates, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

**Unit 4-A a/k/a Unit 401, The Aquarius Club, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1067, Page 491, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with an undivided interest in the common elements appurtenant thereto.**

**Parcel ID Number: 0009043030**

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

**Subject To** valid reservations, restrictions and easements of record.

**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, 2025.

[signature page follows]

**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 (as to both):*

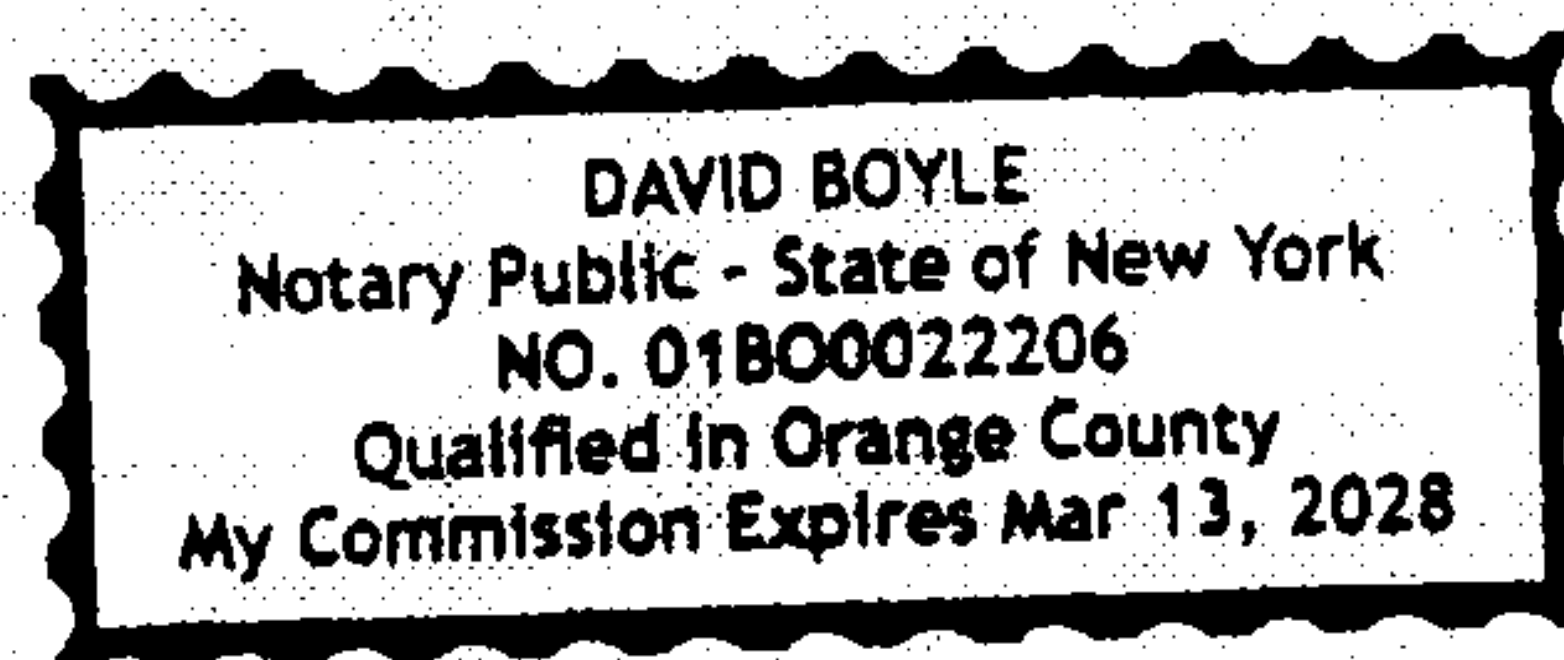
Witness #1 Signature: Rosemarie Polanco  
Witness #1 Printed Name: Rosemarie Polanco  
Address: 470 Route 211 East Suite 24  
Middletown, N.Y. 10940

Bridget A. Dower  
Bridget A. Dower  
Daniel McNally  
Daniel McNally

Witness #2 Signature: David Boyle  
Witness #2 Printed Name: David Boyle  
Address: 8 House Road  
Warwick NY 10990

State of New York  
County of Orange

The foregoing instrument was acknowledged, sworn to, and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of September, 2026, by Bridget A. Dower and Daniel McNally, husband and wife, ☐ who are personally known to me or ☒ who have produced NYS Drivers License as identification.



David Boyle  
Notary Public  
Print Name: David Boyle  
My Commission Expires: March 13, 2028