

Prepared by and return to:  
Lisa Schweit  
Alliance Group Title, LLC  
2000 Webber Street  
Sarasota, Florida 34239  
File Number: 26-130

3/30/2026 9:35 AM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3472979

Doc Stamp-Deed: \$959.00

### **General Warranty Deed**

**This Indenture**, made this March 27, 2026 A.D. By **John J. Acuto, a single person and James P. Herbert and Delfina E. Herbert, Individually and as Trustees under the provisions of the Herbert Family Revocable Trust dated May 14, 2024**, whose post office address is: 4067 Wilshire Cir E, Sarasota, Florida 34238, hereinafter called the grantor, to **Robert R. Dolan, II and Colette Marie Dolan, husband and wife**, whose post office address is: 16000 38th Ave N., Plymouth MN 55446, 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 69, VILLAGE IN THE PINES, SECTION 3, a condominium according to the Declaration of Condominium recorded in Official Records Book 967, Page 1862, et seq., and as amended, and as per plat thereof recorded in Condominium Book 5, Pages 43 and 43A, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of James P. Herbert and Delfina E. Herbert 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. It is the Homestead for John J. Acuto.

Parcel ID Number: **0101163015**

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, 2025.

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  
Print Witness Name: LISA Schweit  
Print Witness Address: 2000 Webber St  
City and zip code: SARASOTA, FL 34239

[Signature]  
John J. Acuto

[Signature]  
Witness Signature  
Print Witness Name: RICK IREHARNE  
Print Witness Address: 4383 LAKE VISTA DR.  
City and zip code: SARASOTA, 34233

[Signature] TEE  
James P. Herbert, Individually and as Trustee under the provisions of the Herbert Family Revocable Trust dated May 14, 2024

[Signature] TEE  
Delfina E. Herbert, Individually and as Trustee under the provisions of the Herbert Family Revocable Trust dated May 14, 2024

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 26 day of March, 2026, by John J. Acuto, a single person and James P. Herbert and Delfina E. Herbert, Individually and as Trustees under the provisions of the Herbert Family Revocable Trust dated May 14, 2024, who are personally known to me or who has produced FL DL as identification.

[SEAL]



[Signature]  
Notary Public  
Print Name: LISA Schweit

My Commission Expires: AUG 2028