

3/30/2026 4:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473570

Prepared by and return to:

Richard D. Saba

Attorney at Law

Richard D. Saba, P.A

2033 Main Street, Suite 400

Sarasota, FL 34237

(941) 952-0990

File Number: SWAIN.CONSTANCE

Consideration: \$370,000.00

Doc Stamp-Deed: \$2,590.00

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Warranty Deed

This Warranty Deed made this 26th day of March, 2026 between Grant A. Swain and Margaret G. Swain, husband and wife, Individually and as Trustees of the Swain Revocable Trust U/A/D March 25, 2016 whose post office address is 1996 Silver Shores Blvd, Englewood, FL 34223, grantor, and Jon P. Constance and Karen E. Constance as Trustees of the Constance Family Trust U/A/D November 4, 2019 whose post office address is 20337 Benissimo Drive, Venice, FL 34293, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Sarasota County, Florida** to-wit:

Lot 163, Gran Paradiso Phase 1, according to the map or plat thereof as recorded in Plat Book 47, Page 6, Public Records of Sarasota County, Florida.

Parcel Number: 0780021630

Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

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 12/31/2025.

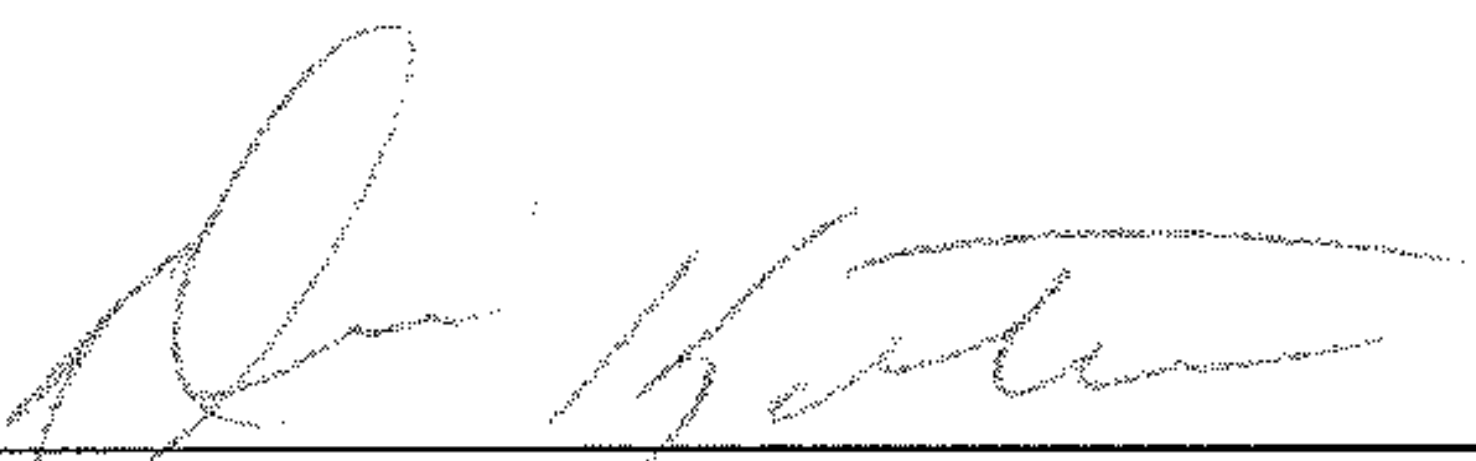
The Property is conveyed subject to the following:

THE PROPERTY IS LOCATED WITHIN THE WEST VILLAGES IMPROVEMENT DISTRICT ("WVID") PURSUANT TO A SPECIAL ACT CHARTER CREATED AND APPROVED BY THE FLORIDA LEGISLATURE IN CHAPTER 2004-456, LAWS OF FLORIDA. WVID IS A SINGLE AND SPECIAL PURPOSE INDEPENDENT SPECIAL DISTRICT, CREATED TO PROVIDE COMMUNITY DEVELOPMENT SERVICES, FACILITIES, SERVICES, PROJECTS, IMPROVEMENTS AND INFRASTRUCTURE, WHICH MAY INCLUDE, WITHOUT LIMITATION, MASTER STORMWATER MANAGEMENT (DRAINAGE CONTROL), THE SURFACE WATER MANAGEMENT SYSTEM, WATER AND SEWER UTILITIES, THE ENTRANCE ROAD, LANDSCAPING AROUND THE EXTERIOR AND THE ENTRANCE ROAD, ARTERIAL STREET LIGHTING AND ARTERIAL LANDSCAPE LIGHTING, ALL LANDSCAPING AND THE FORCE MAIN AND WATER MAINS, AND WETLAND MITIGATION, AND THE CREATION AND PRESERVATION OF ENVIRONMENTAL UPLAND ENHANCEMENTS AT CERTAIN RECREATIONAL TRACTS (COLLECTIVELY, THE "INFRASTRUCTURE"). WVID HAS ISSUED SPECIAL ASSESSMENT REVENUE BONDS (THE "BONDS") TO FINANCE THE COST OF THE INFRASTRUCTURE. THE BONDS WILL BE REPAYABLE FROM NON-AD VALOREM SPECIAL ASSESSMENTS (THE "BENEFIT SPECIAL ASSESSMENTS") IMPOSED BY WVID ON PROPERTIES LOCATED WITHIN WVID. THIS PROPERTY IS SUBJECT TO BENEFIT SPECIAL ASSESSMENTS TO PAY THE PRINCIPAL AND INTEREST ON THE BONDS AS THEY BECOME DUE AND PAYABLE. THESE BENEFIT SPECIAL ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Grantee, by acceptance of this Deed, automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in this Deed and in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of the Declaration and Declaration of Covenants applicable to the Property.

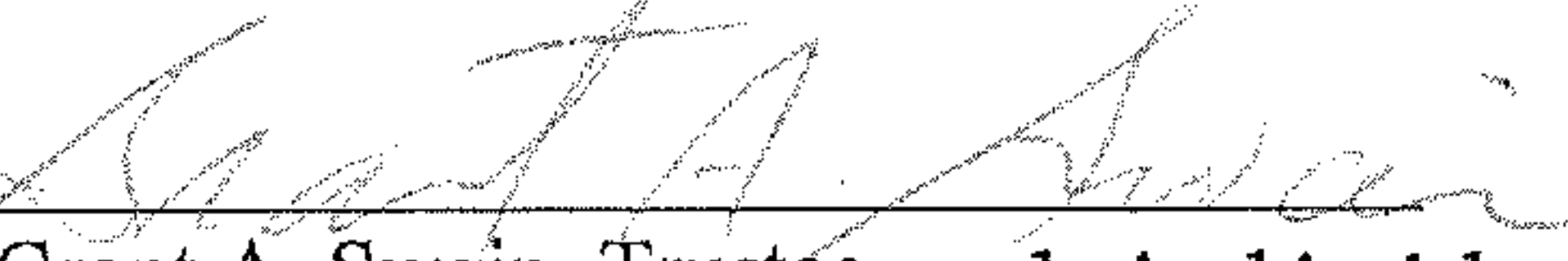
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

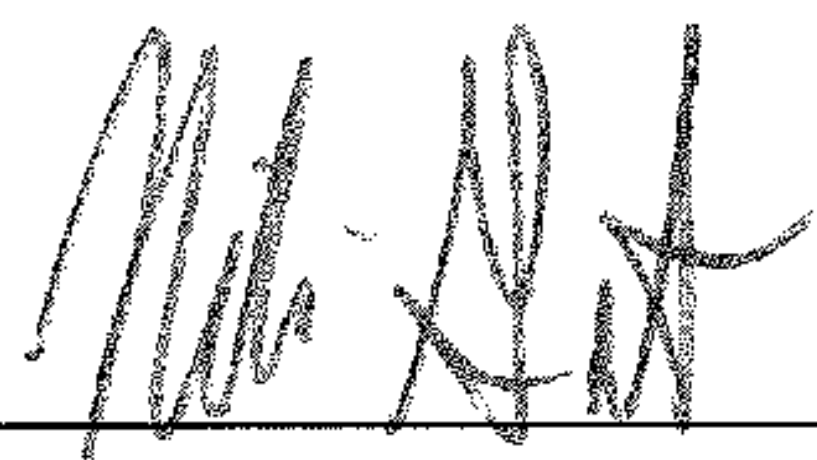


Witness
Printed Name: Dennis Kotaska
Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Swain Revocable Trust dated March 25, 2016


By: 

Grant A. Swain, Trustee and individually as aforesaid



Witness
Printed Name: Nikki Gierstner
Address: 2033 Main Street Suite 400 Sarasota, FL 34237

Swain Revocable Trust dated March 25, 2016

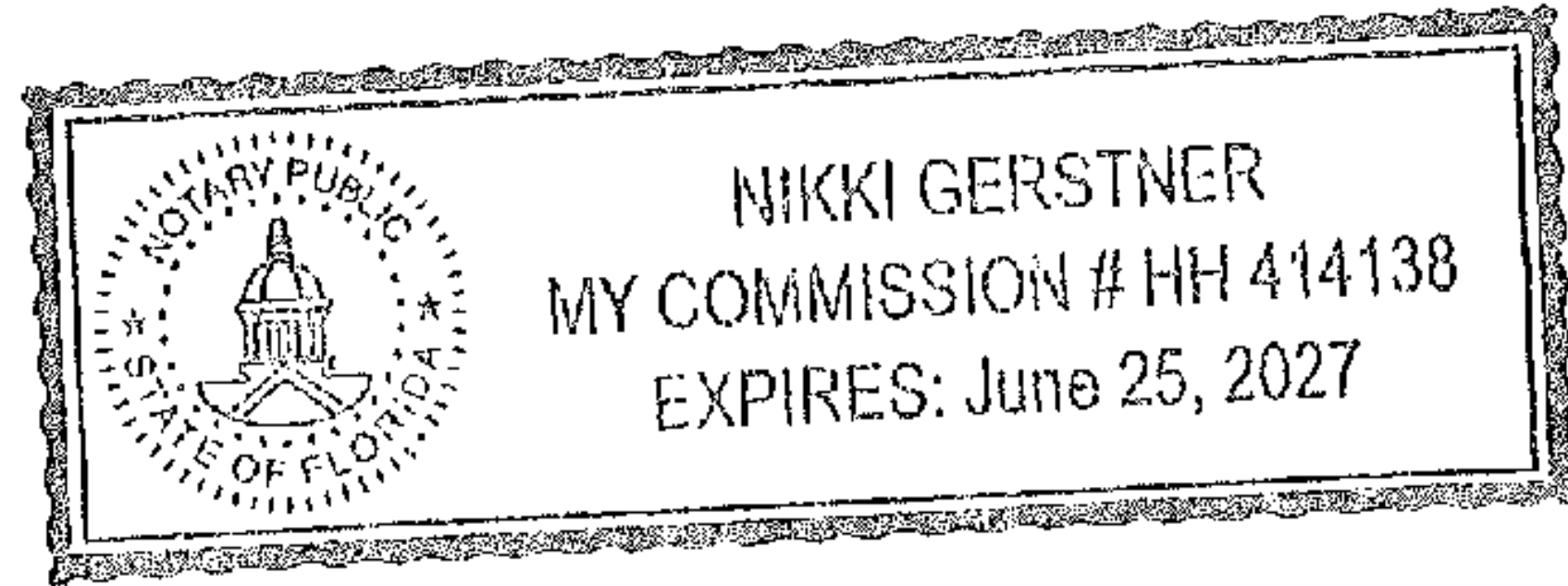
By: 

Margaret G. Swain, Trustee and individually as aforesaid

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026 by Grant A. Swain and Margaret G. Swain, husband and wife, Individually and as Trustees of the Swain Revocable Trust U/A/D March 25, 2016 who are personally known or have produced drivers' licenses as identification.

[Seal]



A handwritten signature in black ink, appearing to read "Nikki Gerstner".

Notary Public _____
Print Name: Nikki Gerstner
My Commission Expires: June 25, 2027