

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0107

Property address:
1823 Ashley Dr, Venice, Florida 34292

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026049846 2 PG(S)

4/15/2026 4:04 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480916

Doc Stamp-Deed: \$2,590.00

General Warranty Deed

Made this April 14, 2026 A.D. By **David C. Duffney and Janet M. Duffney, Husband and Wife**, whose post office address is: 15 Rutland Street, Warwick, Rhode Island 02888, hereinafter called the Grantor, to; **Larry A. Swalheim and Dorothy R. Swalheim, Husband and Wife**, whose post office address is: 357 Isham Street, Stoughton, Wisconsin 53589, 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 \$370,000.00 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:

Lot 10, ASHLEY PLACE, according to the Plat thereof recorded in Plat Book 34, Pages 6 and 6A, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0387150011**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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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 1 signature:
X [Signature]
Witness 1 Printed Name and Address:
Karen Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X [Signature]
David C. Duffney
Address: 15 Rutland Street, Warwick, Rhode Island
02888

Witness 2 signature:
X [Signature]
Witness 2 Printed Name and Address:
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

X [Signature]
Janet M. Duffney
Address: 15 Rutland Street, Warwick, Rhode Island
02888

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 7th day of April, 2026, by David C. Duffney and Janet M. Duffney, who produced FL Drivers Licenses as identification.

X [Signature]
Notary Public
Print Name:
My Commission Expires:
Seal:

