

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026059665 2 PG(S)**

5/4/2026 3:24 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3489411



Prepared by and Return to:
Jennifer Whay, an employee of
First International Title, LLC
2300 Bee Ridge Road, Suite 305
Sarasota, FL 34239

Doc Stamp-Deed: \$4,147.50

File No.: 265409-90

WARRANTY DEED

This indenture made on **May 04, 2026** by **Samuel P. Swisher, an unremarried widower**, whose address is: PO Box 2244, Framingham, MA 01703 hereinafter called the "grantor", to **Shelley Tzagournis, a married woman**, whose address is: 4530 Denos Court, Columbus, OH 43220, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Condominium Unit 44, Building F, CASA MAR, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 1869, Page 2125, as amended from time to time and as per plat thereof recorded in Condominium Plat Book 25, Page 50, as amended from time to time, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: **0106038044**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

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

✓ SAMUEL P. SWISHER
Samuel P. Swisher

Signed, sealed and delivered in our presence:

✓ [Signature]
1st Witness Signature

✓ [Signature]
2nd Witness Signature

✓ Print Name: Yudenia S Abrahante

✓ Print Name: Esther L Tenzer

✓ Address: 10 Quincy Ave
Norwood, MA 02062

✓ Address: 166 Cannon Forge Dr
Foxboro, MA 02035

✓ State of Massachusetts

✓ County of Middlesex

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on May 2nd, 2026, by Samuel P. Swisher, who () is/are personally known to me or who produced a valid MA DL as identification.

✓ Yudenia S Abrahante
Notary Public Signature
Printed Name: Yudenia S Abrahante
My Commission Expires: January 7, 2033

(NOTARY SEAL)

