

This instrument prepared by & return to:  
Cindy Crews  
Flamingo Bay Title LLC  
3914 9th Avenue West  
Bradenton, FL 34205  
Consideration: 370,000.00

5/14/2026 3:17 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3494443

Doc Stamp-Deed: \$2,590.00

File Number: 2026-148  
Parcel ID: 0260-07-4072

---

## Warranty Deed

Made this 14th day of May, 2026 by, **Steve P. Swette, a single man, and Elena Jandarovitch, a single woman**, whose post office address is: **5396 Cambiago Street, Sarasota, FL 34238**, hereinafter called the grantor, to: **Barbara W. Berman and David W. Berman, Trustees of David W. Berman Revocable Trust Dated December 15th, 1999**, whose post office address is: **445 Travelers Drive, Polk City, FL 33868**, 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 THREE HUNDRED SEVENTY THOUSAND AND 00/100 and 00/100 Dollars (\$370,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

UNIT NO. 72, THE HAMMOCKS, A CONDOMINIUM, SECTION IV, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1711, PAGE 1805, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

This property is the homestead of the Grantor (s).

Parcel ID Number: 0260-07-4072

**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:

Witness: [Signature]  
Print Name: **Cyndi Hoffmann**

Address: 5218 Paylor Ln.  
Sarasota, FL 34240

Witness: [Signature]  
Print Name: **Maurice Azerad**

Address: 5218 Paylor Ln.  
Sarasota, FL 34240

Witness: [Signature]  
Print Name: **Cyndi Hoffmann**

Address: 5218 Paylor Ln.  
Sarasota, FL 34240

Witness: [Signature]  
Print Name: **Maurice Azerad**

Address: 5218 Paylor Ln.  
Sarasota, FL 34240

Steven Swette by Steve P. Swette, his Attorney-in-Fact  
Steve P. Swette

[Signature]  
Elena Jandarovitch

STATE OF FLORIDA  
COUNTY OF ~~MANATEE~~ Sarasota MA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 7th day of May, 2026, by Elena Jandarovitch, as Attorney-In-Fact for Steve P. Swette and Elena Jandarovitch, () who is/are personally known to me or () who has/have produced FLDL as identification.

[Signature]  
Signature of Notary Public  
**Maurice Azerad**  
Print, Type/Stamp Name of Notary

