



SUNBELT
TITLE AGENCY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068414 2 PG(S)

5/20/2026 3:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3496823

Prepared by and Return to:

Stephanie Flint
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750426-02760

Doc Stamp-Deed: \$2,205.00

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This Warranty Deed

Made this 20 day of MAY, 2026 by William A. Swint, An Unremarried Widower surviving spouse of JoAnn Marie Swint, hereinafter called the Grantor, to Christian Michael Soto, A Single Man, whose post office address is: 2148 Boxwood St, North Port, FL 34289, 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 consideration, 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:

Lot 9, Block 16, Lakeside Plantation, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 17, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1116011609

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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)

Printed Name

Address

City, State, Zip

William A. Swint

19300 Merlot Ave #179

Venice, FL 34293

Witness: (Signature)

Printed Name

Address

City, State, Zip

State of

County of

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of MAY, 2020, by William A. Swint, who: is personally known to me or produced photo ID as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal

