

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071696 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499642

Doc Stamp-Deed: \$2,887.50

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-158940

APN/Parcel ID(s): 0470100050

WARRANTY DEED

THIS WARRANTY DEED dated May 22, 2026, by Johann C. Swift-Steisel a/k/a Johann Swift-Steisel, an unmarried woman, Individually and as Trustee of the Johann C. Swift-Steisel Trust dated July 11, 2023, hereinafter called the grantor, to Alice Dodds and Kenneth W. Dodds, wife and husband, whose post office address is 1804 River Crossing Dr, Valrico, FL 33596, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 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 the certain land situated in the County of Sarasota, State of Florida, to wit:

Lot 4017, Ventura Village, Unit 2, according to the map or plat thereof, as recorded in Plat Book 46. Page(s) 28, 28A through 28E, inclusive, of the Public Records of Sarasota County, Florida.

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

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Theresa A Reese
Print Name

Address: 189 Center Rd
Venice FL 34285

Johann C. Swift-Steisel Trust dated July 11, 2023

BY: Johann Swift-Steisel
Johann C. Swift-Steisel, Individually and as
Trustee

Address: 5363 Layton Dr
Venice, FL 34293

[Signature]
Witness Signature

ANNA BRIDINGER
Print Name

Address: 872 Lemon Bay dr
Venice, FL 34293

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of May, 2026, by Johann C. Swift-Steisel, Individually and as Trustee of the Johann C. Swift-Steisel Trust dated July 11, 2023, to me known to be the person described in or who has produced FLDL as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

[Signature]

Name: _____
Notary Public in and for the State of FLORIDA
My Commission Expires: _____

