

6/1/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3501159

Doc Stamp-Deed: \$3,780.00

Incident to the issuance of title insurance.

Prepared by and return to:
Kate Sampson
Sunbelt Title Agency
500 N. Westshore Blvd., Ste 870
Tampa, FL 33609
File Number: 1750626-03448

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed, dated May 29, 2026 by **William Prowant and Anissa Prowant, Husband And Wife**, hereinafter called the Grantor, to **Matthew Joseph Francis and Bethany Francis, Husband And Wife**, who has a mailing address of 4 Stonebrook Lane, Bristol, RI 02809 hereinafter called the Grantee;

(Whenever 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

Unit 5, BERMUDA CLUB WEST AT THE PLANTATION, a Land Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in O.R. Book 2637, Page 869, and all amendments thereto, if any and according to the Plat thereof recorded in Condominium Book 30, Pages 28, 28A and 28B, and all amendments thereto, if any, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0444021005

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

William Prowant

William Prowant
After Closing Address
1063 Shawnee Dr
Van Wert, OH 45891

Elaine Johnson Raghunandan

Witness: (Signature)

Elaine Johnson Raghunandan

Printed Name

224 Broad Street, STE 206

Address

Milford, PA 18337

City, State, Zip

Brock Repec

Witness: (Signature)

Brock Repec

Printed Name

3706 Canyon Dr

Address

Farmersville, TX 75442

City, State, Zip

STATE OF: Texas

COUNTY OF: Collin

The foregoing instrument was acknowledged on 05/21/2026 by means of () physical presence or
(☒) online notarization **by:** William Prowant
who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

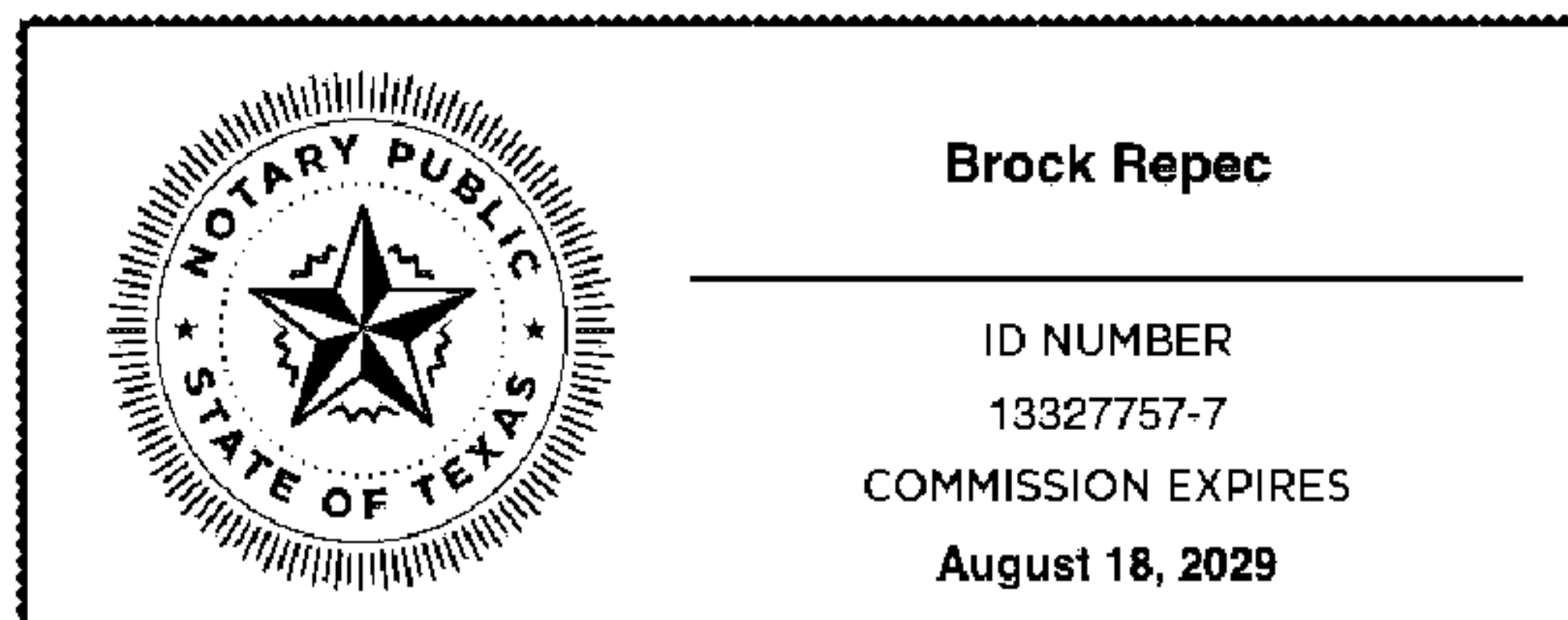
Brock Repec

Notary Public (signature)

Print Name: Brock Repec

My Commission Expires: 08/18/2029

Electronically signed and notarized online using the Proof platform.



IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

Anissa Prowant

Anissa Prowant

After Closing Address:
1063 Shawnee Dr
Van Wert OH 45891

Elaine Johnson Raghunandan

Witness: (Signature)

Elaine Johnson Raghunandan

Printed Name

224 Broad Street, STE 206

Address

Milford, PA 18337

City, State, Zip

Brock Repec

Witness: (Signature)

Brock Repec

Printed Name

3706 Canyon Dr

Address

Farmersville, TX 75442

City, State, Zip

STATE OF: Texas

COUNTY OF: Collin

The foregoing instrument was acknowledged on 05/21/2026 by means of () physical presence or
(☒) online notarization **by:** Anissa Prowant
who is () personally known to me; or (X) produced a DRIVER LICENSE as identification.

Brock Repec

Notary Public (signature)

Print Name:

Brock Repec

My Commission Expires:

08/18/2029

Electronically signed and notarized online using the Proof platform.

