

6/11/2026 1:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506005

Prepared by and return to:

William A. Dooley, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
941-556-7200
File Number: 3112-001

Doc Stamp-Deed: \$1,750.00

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Warranty Deed

This Warranty Deed made this 11th day of June, 2026 between Richard J. Sweeney, a single man whose post office address is 20660 Ovid Lane, Venice, FL 34293, grantor, and Jerry F. Hayes and Ann Louise Hayes, husband and wife whose post office address is 166 Southampton Pl. S. #348, Venice, FL 34293, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida to-wit:

Unit 348, Myrtle Trace at the Plantation, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1651, Pages 608 through 670, inclusive, and amendments thereto, and according to the plat thereof recorded in Condominium Book 21, Pages 46 through 46K, inclusive, as amended, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0443131164

Subject to easements, restrictions and reservations of record.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rosely M. Tirado
Witness Name: Rosely M. Tirado
Witness Address: 12 Cornell St. Apt. 1
Amsterdam, NY 12010

Ada Peter
Witness Name: Ada Peter
Witness Address: 6 Cornell St
Amsterdam N.Y. 12010

Richard J. Sweeney (Seal)
Richard J. Sweeney

State of New York
County of Saratoga

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 2026 by Richard J. Sweeney, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

ROSELY M. TIRADO
Notary Public, State of New York
Registration No. 01110028398
Qualified in Montgomery County
Commission expires Sept. 3, 2028

Rosely M. Tirado
Notary Public

Printed Name: Rosely M. Tirado

My Commission Expires: 09/03/2028