

6/12/2026 3:27 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506961

Doc Stamp-Deed: \$2,030.00

Prepared by and Recording requested by:
John E. Wickman, Esquire
CLOSING PROS LLC
46 North Washington Boulevard, Ste. 15
Sarasota, FL 34236

File Number: CP-4663.1Y
Consideration: \$290,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of June 12, 2026, **SANDPIPER PROPERTIES SWF, LLC, a Florida limited liability company**, (henceforth referred to as “Grantor”) of 1435 E Venice Ave, #104-226, Venice, FL 34292, for consideration paid, grant to **Ingrida Rowland and Kenneth Rowland, wife and husband**, (henceforth referred to as “Grantee”) of 775 Mohawk Road, Venice, FL 34293, with **WARRANTY COVENANTS**:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

LOTS 8158 AND 8159, SOUTH VENICE, UNIT NO. 29, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 82, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 0451-15-0056

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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.

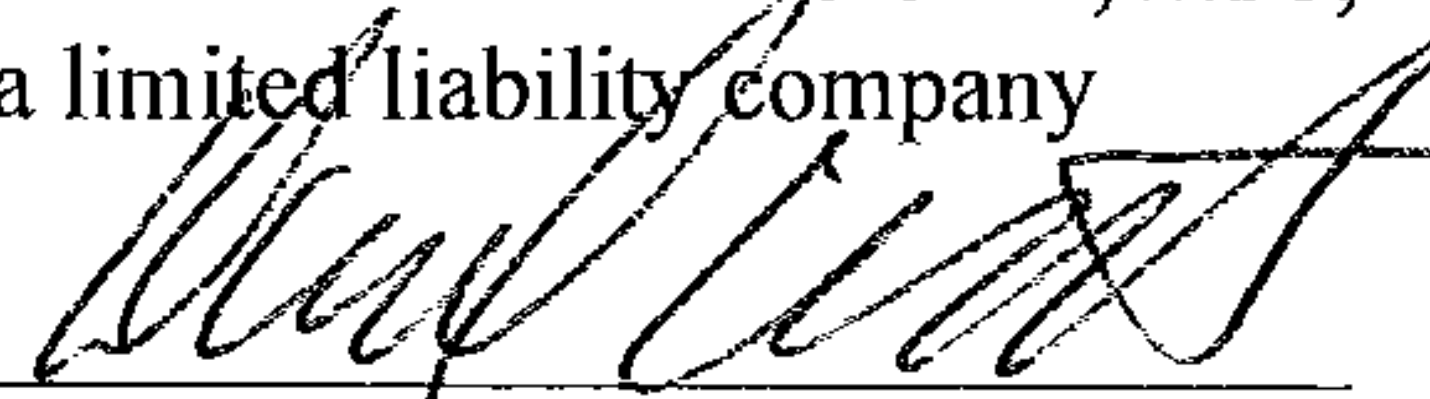
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

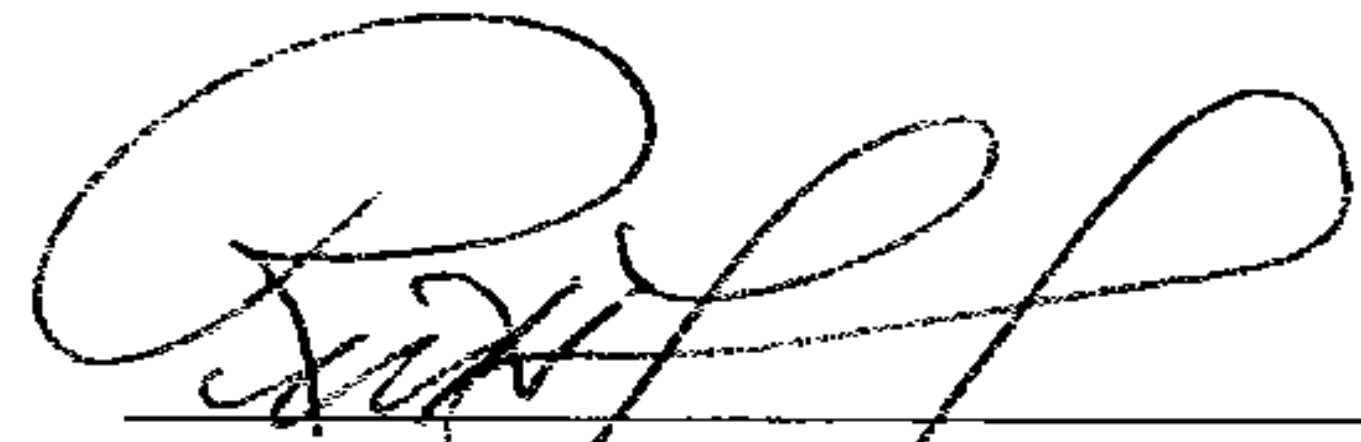
(Signature and notary page to follow)

(Signature and notary page for Warranty Deed)

In Witness Whereof, the said, **Grantor**, has set his hand and seal.

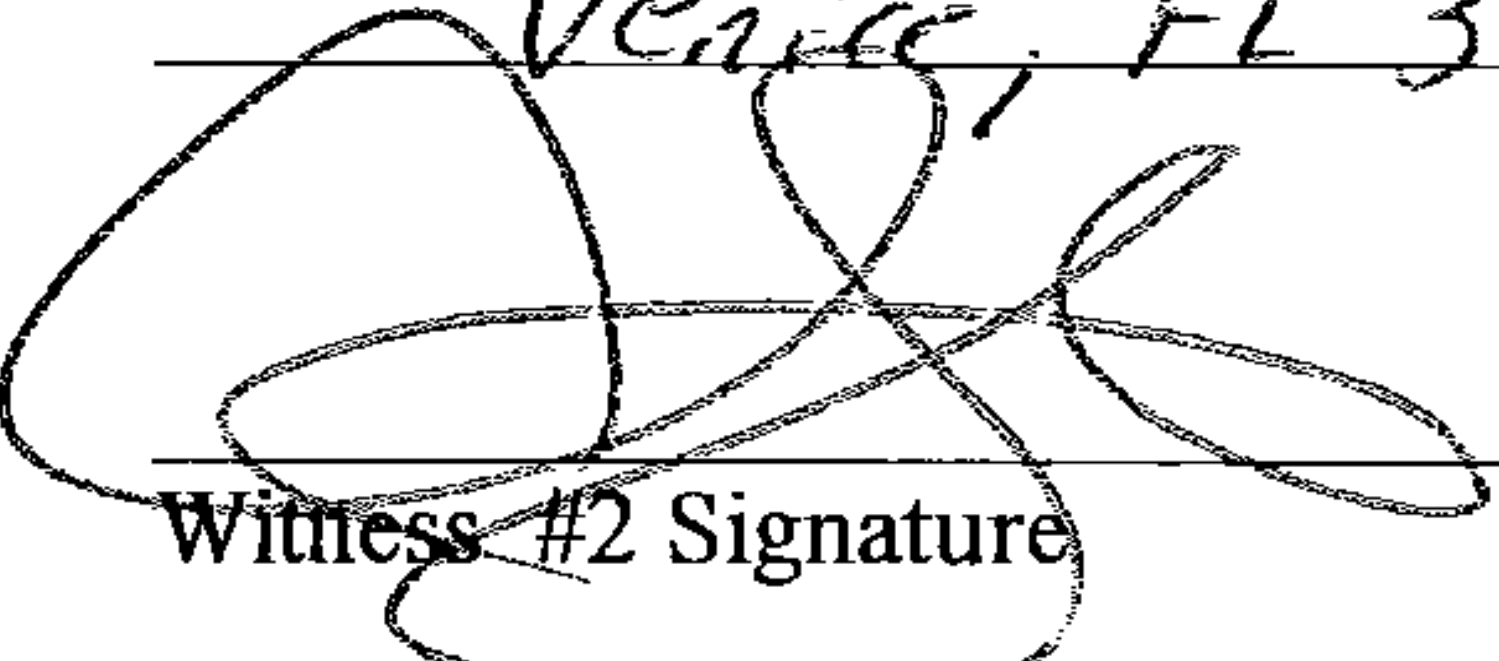
SANDPIPER PROPERTIES SWF, LLC,
a Florida limited liability company

By: 
Daniel I. Amato, Manager


Witness #1 Signature

RUTH H. LAURENT
Witness #1 Printed Name

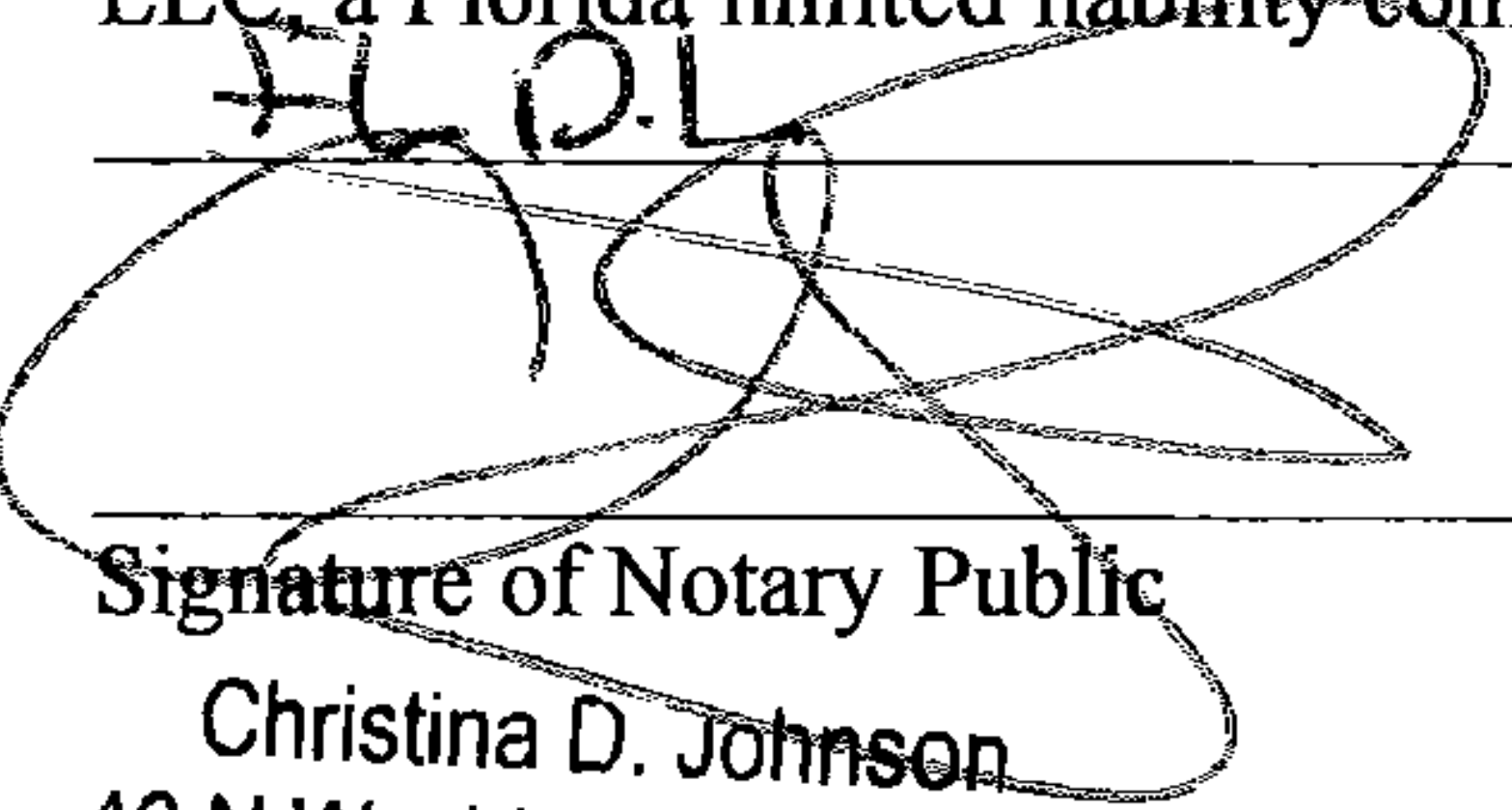
P.O. Address: 201 MIAMI AVE W.
VENICE, FL 34285


Witness #2 Signature

Christina D. Johnson
Witness #2 Printed Name
P.O. Address: 46 N Washington Blvd #15
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 12th day of June, 2026, by Daniel I. Amato, as Manager of SANDPIPER PROPERTIES SWF, LLC, a Florida limited liability company, () who is personally known to me or (X) who has produced FL D.L. as identification.


Signature of Notary Public
Christina D. Johnson
46 N Washington Blvd #15
Print Name/Type Stamp Name of Notary
Sarasota, FL 34236

