

6/25/2026 4:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512657

Doc Stamp-Deed: \$7,000.00

Prepared by and return to:

Ledbetter Cowan Law Group

Steven W. Ledbetter, Esq.

229 Pensacola Road

Venice, FL 34285

(941) 256-3965

File Number: 2026-57

Consideration: \$1,000,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made as of this 25th day of June, 2026, between Paul Leslie Andis and Diane Simmons, husband and wife, whose post office address is 405 Darling Drive, Venice, FL 34285, grantor, and John C. Swick and Danielle N. Swick, husband and wife, whose post office address is 890 Market Street, Meadville, PA 16335, 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:

**Lot 2, Block 5, GOLDEN BEACH, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 64 and 64A, of the Public Records of Sarasota County, Florida.**

**Parcel Identification Number: 0178080026**

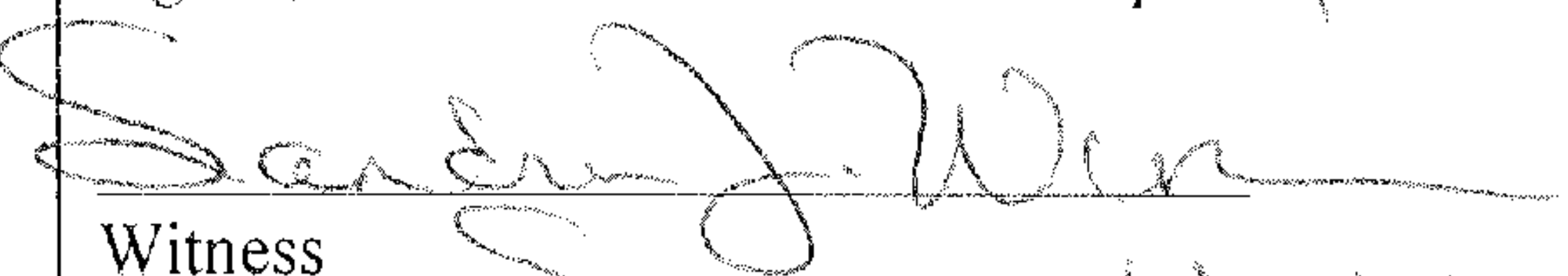
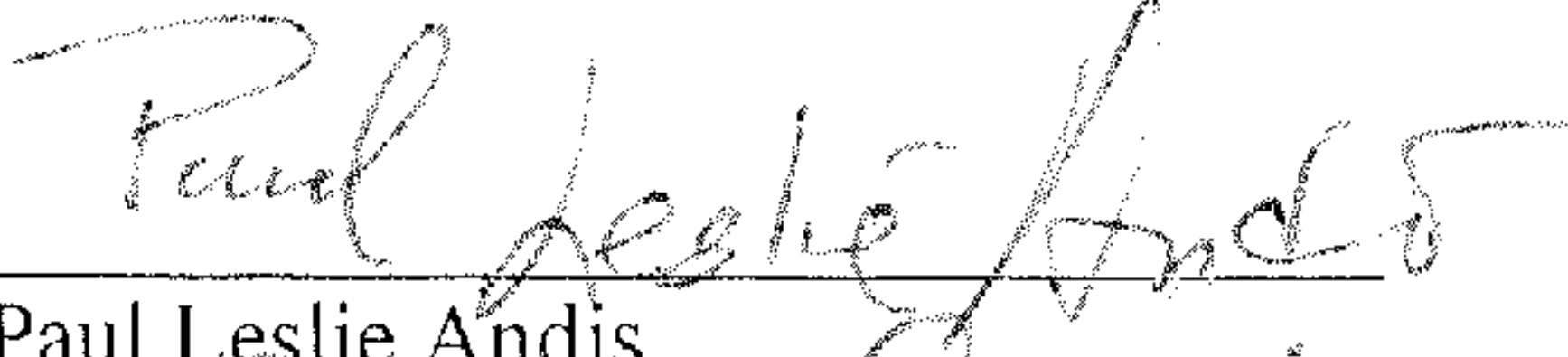
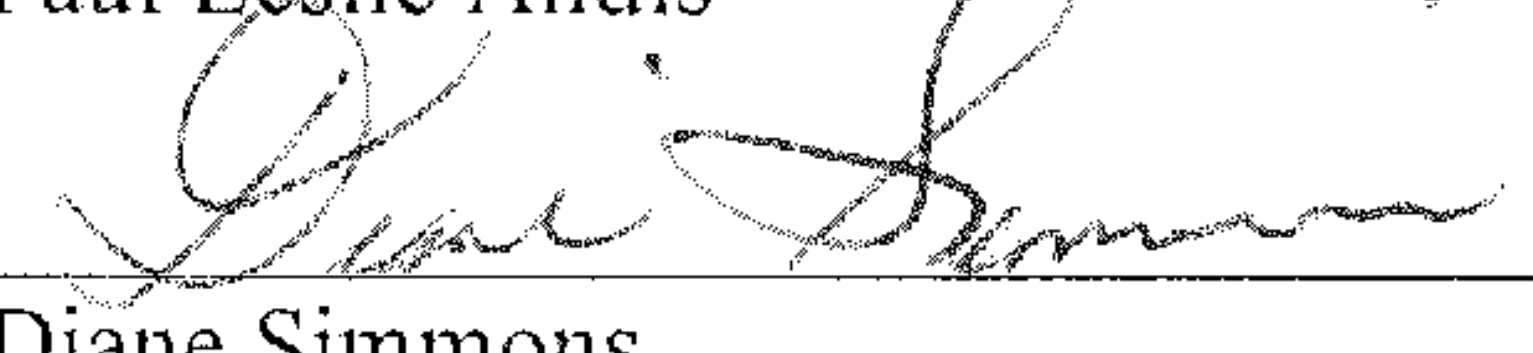
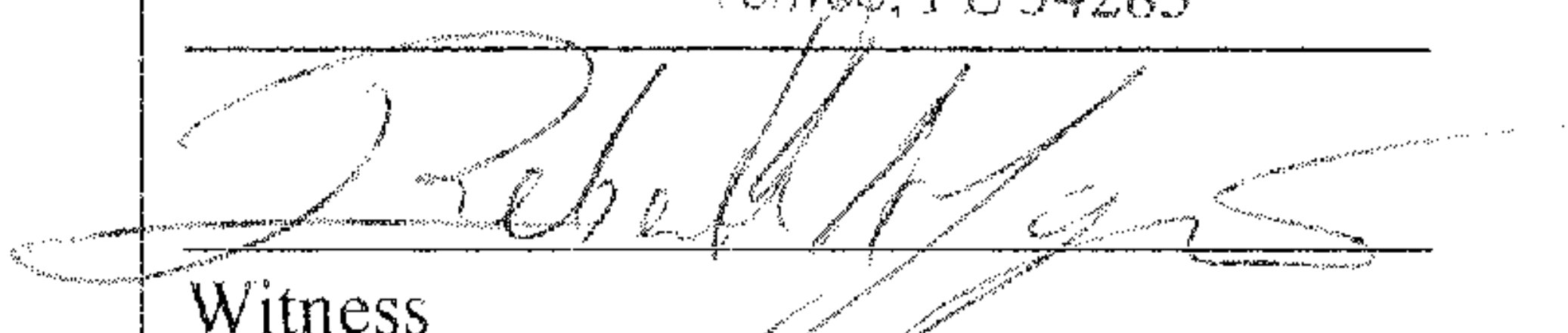
**Subject to** all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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**.

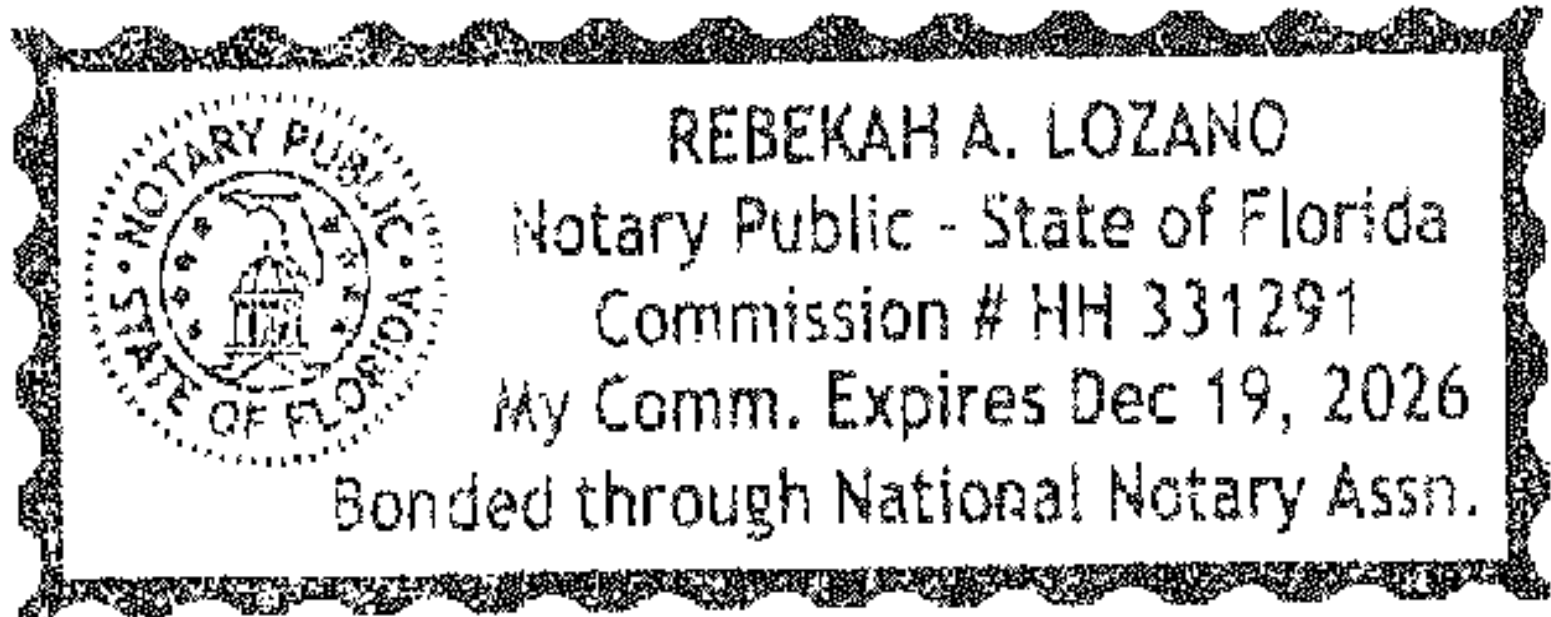
In Witness Whereof, grantor has hereunto set grantor's hand and seal this 23<sup>rd</sup> day of June, 2026.

|                                                                                                                                                                                                        |                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Signed, sealed and delivered in our presence:</i>                                                                                                                                                   |                                                                                                                                                                                                                  |
| <br>Witness<br>Printed Name: <u>Sandra J. Winkler</u><br>Address: <u>229 Pensacola Rd.</u><br><u>Venice, FL 34285</u> | <br>Paul Leslie Andis<br><br>Diane Simmons |
| <br>Witness<br>Printed Name: <u>REBEKAH A. LOZANO</u><br>Address: <u>229 Pensacola Rd.</u><br><u>Venice, FL 34285</u> |                                                                                                                                                                                                                  |

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day of June, 2026, by Paul Leslie Andis and Diane Simmons, who ☐ are personally known or ☒ have produced Driver's License as identification.

[Seal]



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_