

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026113730 2 PG(S)**

8/20/2026 12:30 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3535109

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29466

Doc Stamp-Deed: \$2,709.00

Consideration: \$387,000.00

General Warranty Deed

Made this August 20, 2026 By **Gregory Sweet and Claudia Sweet, husband and wife**, whose post office address is: 20288 Pezzana Drive, Venice, Florida 34292, hereinafter called the Grantor, to **Stephen B. Francis and Elizabeth Day Francis, husband and wife**, whose post office address is: 1379 Maseno Drive, Venice, Florida 34292, hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Lot 8, Block 2, VENETIAN FALLS PHASE I, according to the map or plat thereof, as recorded in Plat Book 44, Page(s) 23, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0420150015**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, 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.

Prepared by and return to:
Lauren Kohl
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29466

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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Emily C Parker
Witness # 1 Printed Name: Emily C. Parker
Post Office Address: 18 STATE ST
PITTSFORD, NY 14534

Gregory Sweet (Seal)
Gregory Sweet

Witness Signature: Steven Vega
Witness # 2 Printed Name: Steven Vega
Post Office Address: 18 STATE ST
PITTSFORD, NY 14534

Claudia Sweet (Seal)
Claudia Sweet

State of NEW YORK
County of MONROE

I am a Notary Public of the State of NEW YORK and my commission expires on 07/18/2028. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this JULY 29th, 2026, by Gregory Sweet and Claudia Sweet, who are personally known to me or who produced FLORIDA DRIVERS LICENSES as identification.

Harry L Gibbs
Notary Public
My Commission Expires: 07/18/2028

(SEAL)

