

9/9/2026 2:08 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3542824

CONSIDERATION: \$540,000.00

DOC TAX: \$3,780.00

RECORD: \$27.00

PARCEL ID NO.: 0059-07-0032

Doc Stamp-Deed: \$3,780.00

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Patrick W. Ryskamp, Esq.

### WARRANTY DEED

**THIS INDENTURE** is made as of the 8th day of September 2026, by and between **MARCY SCHWEMER, joined by her spouse, ROBERT LOUIS SCHWEMER**, hereinafter referred to as Grantor, whose post office address is 6485 Reisterstown Road, North Port, FL 34291, and **DEREK EASTON SMITH**, hereinafter referred to as Grantee, whose post office address is 3304 Spring Mill Circle, Sarasota, FL 34239.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

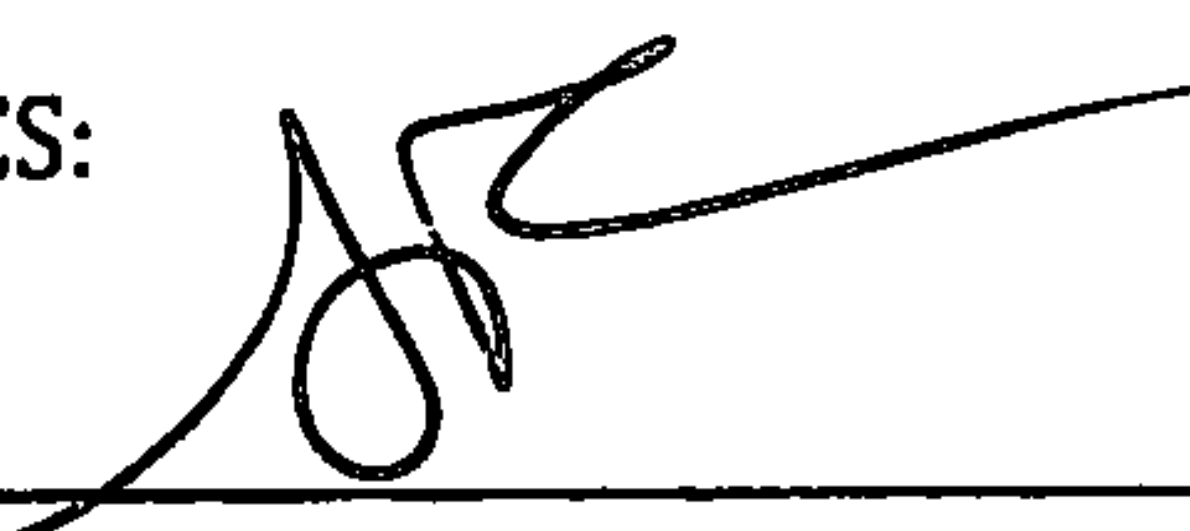
**Lot 14, Block 3, VILLAGE GREEN CLUB ESTATES UNIT A, according to the map or plat thereof as recorded in Plat Book 18, Page 47 and 47A, Public Records of Sarasota County, Florida.**

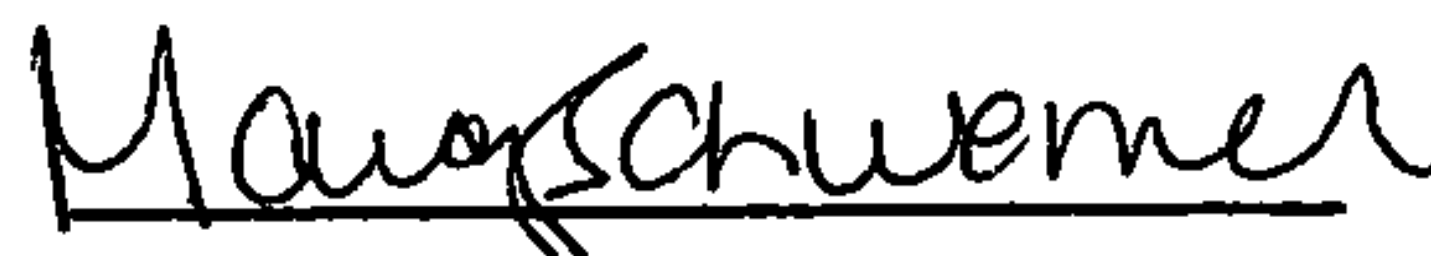
Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

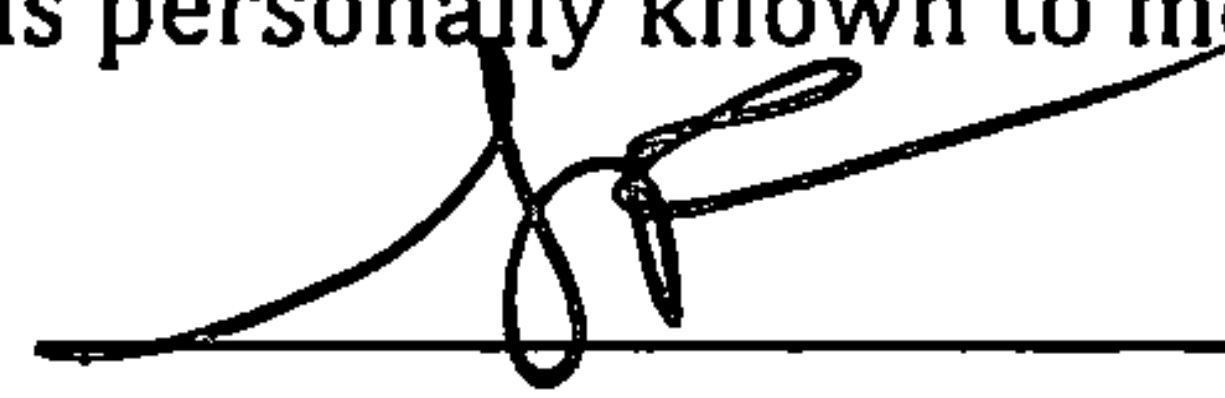
  
\_\_\_\_\_  
Witness Name: Sarah E. Ferlazzo  
50 Central Avenue  
8th Floor  
Witness Address: Sarasota, FL 34236  
\_\_\_\_\_

  
\_\_\_\_\_  
MARCY SCHWEMER

  
\_\_\_\_\_  
Witness Name: Logan Kilgore  
Witness Address: 7405 Vista Way,  
Unit 107, Bradenton, FL 34202  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of September 2026 by MARCY SCHWEMER, who is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

  
\_\_\_\_\_  
Signature of Notary Public

(Notary Seal)



\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Patricia Fennessy  
Witness Name: Patricia Fennessy

Robert Louis Schwemer  
ROBERT LOUIS SCHWEMER

Witness Address: \_\_\_\_\_  
1228 31st Dr Apt 1F  
Astoria, NY 11106

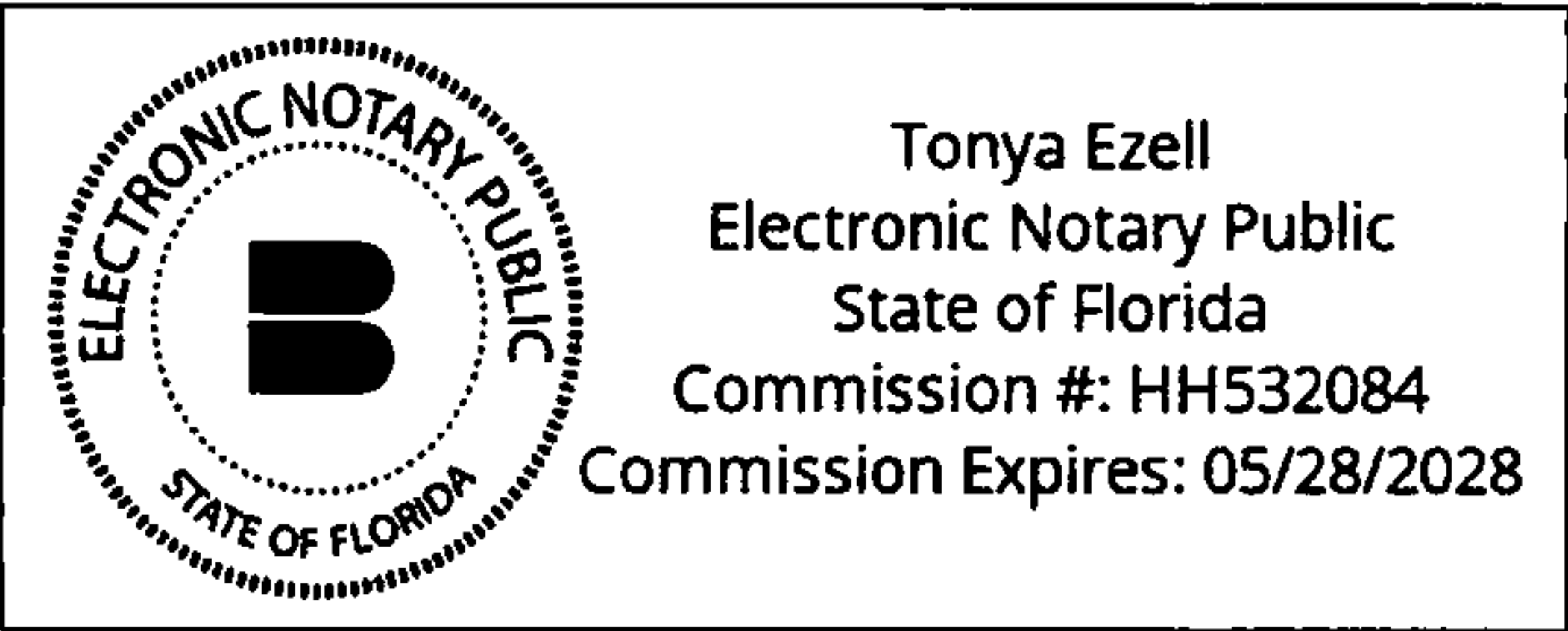
Tonya Ezell  
Witness Name: Tonya Ezell

Witness Address: \_\_\_\_\_  
5281 69st E PBM0101 Palmetto FL 34221

STATE OF FLORIDA  
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 9th day of September 2026 by ROBERT LOUIS SCHWEMER, who is personally known to me or who has produced FL DL as identification. If no type of identification is indicated, the above-named person is personally known to me.

Notarized online using audio-video communication technology



Tonya Ezell  
Signature of Notary Public

Tonya Ezell  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on 05/28/2028