

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026124128 2 PG(S)**

Consideration: \$325,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-22432-004

9/11/2026 1:53 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3543964

Doc Stamp-Deed: \$2,275.00

Property Appraiser's Parcel ID No.: 0113131029

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 8th day of September, 2026, by and between **BLU HILL LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **330 Saint Andrews Place, Manalapan, NJ 07726** (hereinafter "GRANTOR"), and **DARREN SWAIN AND PAULA SWAIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **3670 Glen Eagle Drive, Sarasota, FL 34238** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

UNIT 8A, OF BALLANTRAE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1373 PAGE 481, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGE 26, AS AMENDED, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

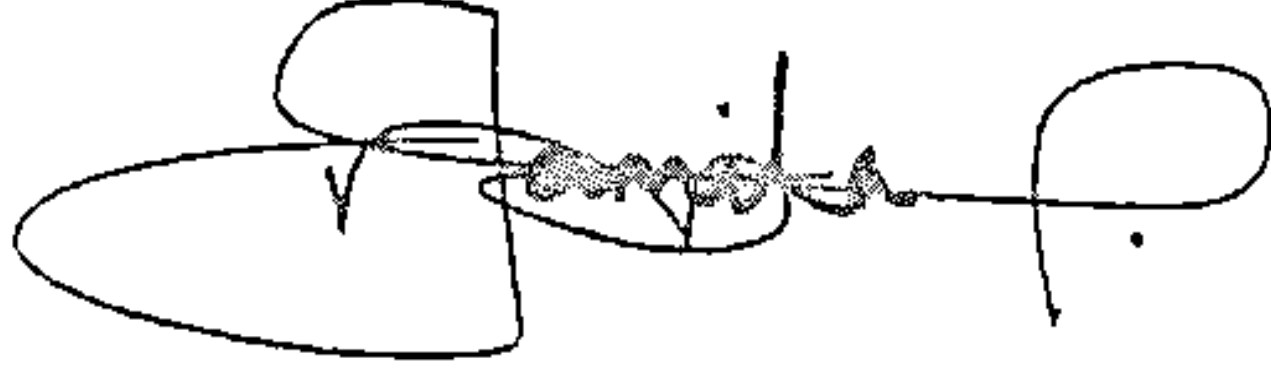
The individual(s) executing this instrument on behalf of Grantor covenant(s) and agree(s) that he/she/they has/have full right and authority to execute this instrument on behalf of Grantor.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

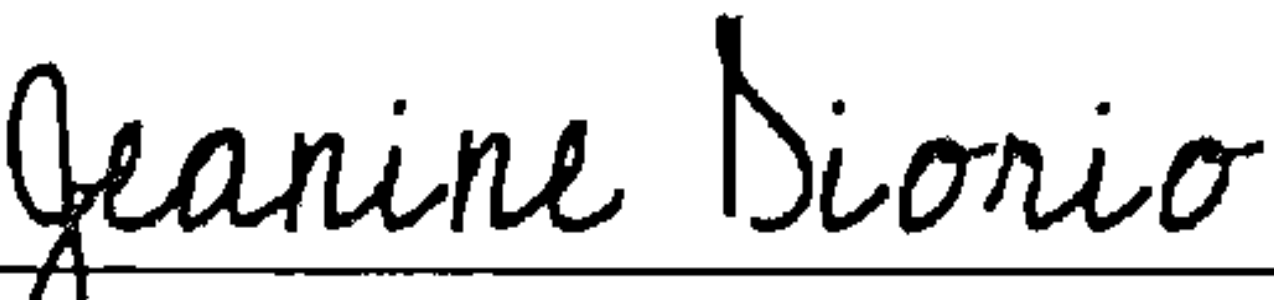
WITNESSES:

(1) 
Printed Name Jamila S. Grant
P.O. Address 4955 Rain Shadow Drive
St. Cloud, FL 34772

(2) 
Printed Name Brittney Adams
P.O. Address 2293 Tay Wes Drive
St. Cloud, FL 34771

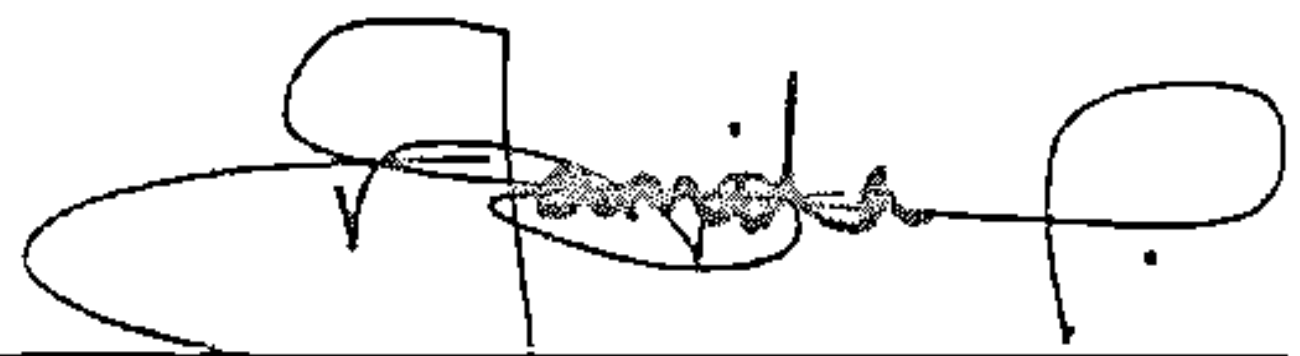
GRANTOR:

Blu Hill LLC, a Florida Limited Liability Company

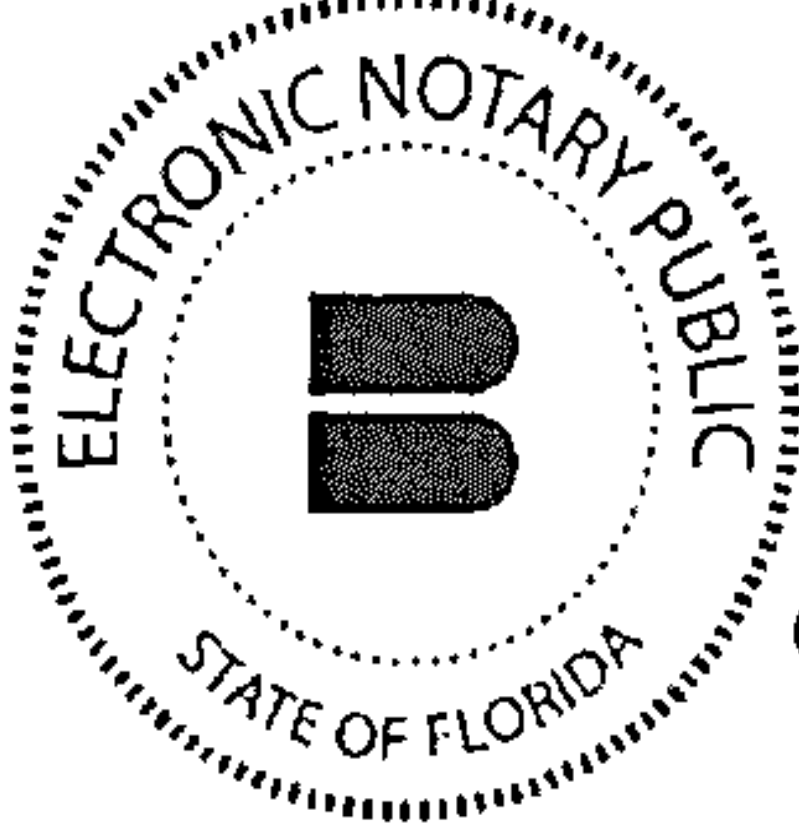
By: 
Jeanine Diorio, Member

STATE OF Florida
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 4th day of September, 2026, Jeanine **Diorio** of Blu Hill LLC, a Florida limited liability company, a Limited Liability Company, on behalf of the company, () who is/are personally known to me or (✓) who has/have produced NJ DRIVER'S LICENSE as identification.


Signature of Notary Public
Jamila S. Grant
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Jamila S. Grant
Electronic Notary Public
State of Florida
Commission #: HH627452
Commission Expires: 02/24/2029