

4/15/2026 10:02 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480476



Prepared by and Return to:

Doc Stamp-Deed: \$770.00

Terri Wesley
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1750126-02739

[Space Above This Line For Recording Data]

This Warranty Deed

Made this **14th day of April, 2026** by **Brenda M. Lewis, A Single Woman**, hereinafter called the Grantor, to **Angelo Roatti and Ruth Roatti, Husband And Wife**, whose post office address is: **4021 Crockers Lake Boulevard, Sarasota, FL 34238**, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Sarasota County, Florida, viz:

Unit 11, Building 15, of VINTAGE GRAND CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof, recorded in Instrument Number 2005281688, as amended in Instrument Number 2006022827, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 0124021217

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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

Incident to the issuance of title insurance.
WARRANTYDEED
REV. 9/18/2023
LS

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)
Printed Name Terri Wesley
11509 Palmbrush Trail
Address
Bradenton FL 34202
City, State, Zip

Brenda M. Lewis by Randall Marks as
Brenda M. Lewis by Randall Marks
as attorney in fact
5910 Post Blvd #11646
Bradenton, FL 34211
attorney in fact

[Signature]
Witness: (Signature)
Printed Name Sam Hoffman
11509 Palmbrush Trail
Address
Bradenton FL 34202
City, State, Zip

State of Florida
County of Manatee

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 14th day of April, 2026, by Randall Marks as attorney in fact for Brenda M. Lewis,, who: [] is personally known to me or [] produced _____ as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: Terri Wesley
My Commission Expires:
Stamp/Seal:

