

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049600 2 PG(S)**

Consideration: \$675,000.00

Prepared by and return to:  
Proof Title, LLC  
Attn: Aimee Bushway  
50 South Lemon Avenue  
Sarasota, FL 34236  
PTL-26-231

4/15/2026 12:55 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3480697

Doc Stamp-Deed: \$4,725.00

Property Appraiser's Parcel ID No.: Property 1:  
0281-05-0031

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 15th day of April, 2026, by and between **ANTHONY NOWOTARSKI AND SHANNON LYNN STEEG, HUSBAND AND WIFE**, whose address is **17811 Stillness Court, Venice, FL 34293** (hereinafter "GRANTOR"), and **JOANNA ROBERTI, A SINGLE WOMAN**, whose address is **8012 Clearwater Court, Sarasota, FL 34241** (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:

**LOT 40, SANDHILL LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 128, 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.

*(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) 775  
Printed Name Dimitrios Thomaidis  
P.O. Address 8374 Market St #201  
Bradenton, FL 34202

GRANTOR:

Anthony Nowotarski  
**Anthony Nowotarski**  
Shannon Lynn Steeg  
**Shannon Lynn Steeg**

(2) Aimee Bushway  
Printed Name Aimee Bushway  
P.O. Address 50 S. Lemon Ave.  
St. 302, Sarasota, FL 34236

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of April, 2026, by Anthony Nowotarski and Shannon Lynn Steeg,  who is/are personally known to me or  who has/have produced DRIVERS LICENSE as identification.

775  
Signature of Notary Public  
Dimitrios Thomaidis  
Print, Type/Stamp Name of Notary

