

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026054940 2 PG(S)**

4/24/2026 1:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3485383

Doc Stamp-Deed: \$1,260.00

Consideration: \$180,000.00

Prepared by and return to:

Proof Title, LLC

Attn: Aimee Bushway

50 South Lemon Avenue

Sarasota, FL 34236

PTL-26-265

Property Appraiser's Parcel ID No.: Property 1:

0059-07-2023

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 24th day of April, 2026, by and between **PETER C. LINDERMAN, A SINGLE MAN**, whose address is **80 Maggie Lane, Apt. 407, Sarasota, FL 34232** (hereinafter "GRANTOR"), and **NATALIA MARÍA LEON, AN UNMARRIED WOMAN**, whose address is **3318 Village Green Drive, Unit 823, Sarasota, FL 34239** (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 823, SOUTH GATE VILLAGE GREEN CONDOMINIUM, SECTION EIGHT, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 794, PAGES 600 TO 623, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 3, PAGE 23, AMENDED IN CONDOMINIUM BOOK 4, PAGE 26, AND CONDOMINIUM BOOK 4, PAGE 30, AND AMENDMENTS 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:

GRANTOR:

(1) 775
Printed Name Dimitrios Thomaidis
P.O. Address 8374 Market St. #201
Bradenton, FL 34202

Peter C. Linderman
Peter C. Linderman

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

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 24th day of April, 2026, by Peter C. Linderman, () who is/are personally known to me or (X) who has/have produced _____ as identification.

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

