

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026059022 2 PG(S)**

5/1/2026 4:54 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3488848

**Doc Stamp-Deed: \$4,725.00**

Consideration: \$675,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
8433 Enterprise Circle  
Suite 200  
Lakewood Ranch, FL 34202  
26-48398-001

Property Appraiser's Parcel ID No.: 2016-14-5059

(FOR INFORMATIONAL PURPOSES ONLY)

**WARRANTY DEED**

**THIS WARRANTY DEED**, is made this 1st day of May, 2026, by and between **REX ANTINOZZI AND TERESA ANTINOZZI, HUSBAND AND WIFE**, whose address is **1001 Benjamin Franklin Drive, 709, Sarasota, FL 34236** (hereinafter "GRANTOR"), AND **DAVID M. CARTER AND SIRI A. SHAW, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **1847 Davis Branch Road, Woodstock, MD 21163** (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 510, LIDO TOWERS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1375, PAGE 719, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGE 30, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS.**

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) [Signature]  
Printed Name Lauren Kohl  
P.O. Address 1800 Second Street, Suite 777  
Sarasota, FL 34236

[Signature]  
Rex Antinozzi  
[Signature]  
Teresa Antinozzi

(2) [Signature]  
Printed Name Susan J. Ritzke  
P.O. Address 1501 Laurel St #101  
Sarasota FL 34236

STATE OF FL  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 29<sup>th</sup> day of April, 2026, by Rex Antinozzi and Teresa Antinozzi, () who is/are personally known to me or () who has/have produced ID as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

