

5/6/2026 2:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

EPN

Receipt # 3490618

Prepared by
Elizabeth Knightly, an employee of
First American Title Insurance Company
1731 South Kings Avenue
Brandon, Florida 33511
(813)514-2828

Doc Stamp-Deed: \$2,030.00

Return to: Grantee

File No.: 13579-2834386

WARRANTY DEED

THIS INDENTURE, executed on **May 05, 2026**, between

**Antoinette Manteo A/K/A Ann Manteo, an unmarried widow and surviving spouse of
Michael A. Manteo a/k/a Agrippino M Manteo, deceased**

whose mailing address is: 3271 Proctor Road Unit 1137, Sarasota, FL 34231,
hereinafter called the "grantor", and

Carolyn Towsley, an unmarried woman

whose mailing address is: 4742 Oak Hill Dr #12, Sarasota, FL 34232,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Sarasota** County, **FL**, to-wit:

Condominium Unit 12, VILLAGE OAKS, SECTION "C", A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Record Book 1831, Page 2148, as amended from time to time and as per plat thereof recorded in condominium Book 25, Page 16, of the Public Records of Sarasota County, Florida. together with an undivided interest in the common elements.

Parcel Identification Number: **0044143012**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 except taxes accruing subsequent to December 31st of 2025.

persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Antoinette Manteo
Antoinette Manteo A/K/A Ann Manteo

Signed, sealed and delivered in our presence:

Carrie Stucky
Witness Signature
Print Name: Carrie Stucky
Print Post Office Address: 5350 Desoto Rd
Sarasota FL 34235

Jenna M De Groot
Witness Signature
Print Name: Jenna M De Groot
Print Post Office Address: 4705 Water
Lark Way, Valrico, FL 33596

State of **Florida**
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 5-4-2026, by **Antoinette Manteo A/K/A Ann Manteo, an unmarried widow and surviving spouse of Michael A. Manteo a/k/a Agrippino M Manteo, deceased**.

Carrie Stucky
Notary Public
Carrie Stucky
(Printed Name)



My Commission expires: 4-1-29

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license **FLID**