

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026064489 2 PG(S)

5/13/2026 12:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493578

After Recording Return to:  
Susan Hirtzel  
Stewart Title Company  
2033 Main St, Ste 200  
Sarasota, FL 34237

This Instrument Prepared by:  
Susan Hirtzel  
Stewart Title Company  
2033 Main St, Ste 200  
Sarasota, FL 34237

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$1,470.00

Property Appraisers Parcel I.D. (Folio) Number(s):  
0132011809  
File No.: 2874077

## WARRANTY DEED

This Warranty Deed, Made the 13 day of May, 2026, by Angelo Bolotta and Maria Bolotta, husband and wife, whose post office address is: 37 Sunvale Drive, Etobicoke, Ontario, M9R1Z4, , hereinafter called the "Grantor", to Gregory M. Levanti and Gwenith A. Levanti, husband and wife, whose post office address is: 77 Worthy Rd  
Bedford, NH 03110, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Sarasota** County, Florida, to wit:

Unit 922, PLAZA DE FLORES, a condominium, according to the Declaration of Condominium, recorded as Official Records Instrument #1998126802, as amended by amendment adding Phase II, recorded as Official Records Instrument #1998126806, as amended by amendment adding Phase III, recorded as Official Records Instrument #1998126807, as amended by amendment adding Phase IV, recorded as Official Records Instrument #1999063447, as amended by amendment adding Phase V, recorded as Official Records Instrument #1999063449, as amended by amendment adding Phase VII, recorded as Official Records Instrument #1999063451, as amended by amendment adding Phase X, recorded as Official Records Instrument #2000023454, as modified by corrective amendment to Phase X, re-recorded as Official Records #2000030110, as amended by amendment adding Phase IX, recorded as Official Records Instrument #2000023456, and as per the Plat thereof recorded in Condominium Book 32, Pages 44 through 44-J, 45 through 45-I and 46 through 46-I, amended in Condominium Book 33, Pages 23 through 23-I, 24 through 24-I, 25 through 25-I, amended in Condominium Book 34, Pages 6 through 6-A, as modified by corrective amendment, re-recorded in Condominium Book 34, Pages 9 through 9-A, and as amended in Condominium Book 34, Pages 7 through 7-A, inclusive, Public Records of Sarasota County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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, except taxes accruing subsequent to December 31, 2025, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

*KW*  
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:  
Kathryn Wojtkowski  
14495 W Wendover Dr. Surprise, AZ 85374

*Angelo Bolotta*  
Angelo Bolotta

*Maria Bolotta*  
Maria Bolotta

\_\_\_\_\_  
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:  
*Alejandra Kuchenbaur*  
Alejandra Kuchenbaur  
5575 Seminary Rd. #414, Falls Church, VA 22041

State of VIRGINIA  
County of FAIRFAX

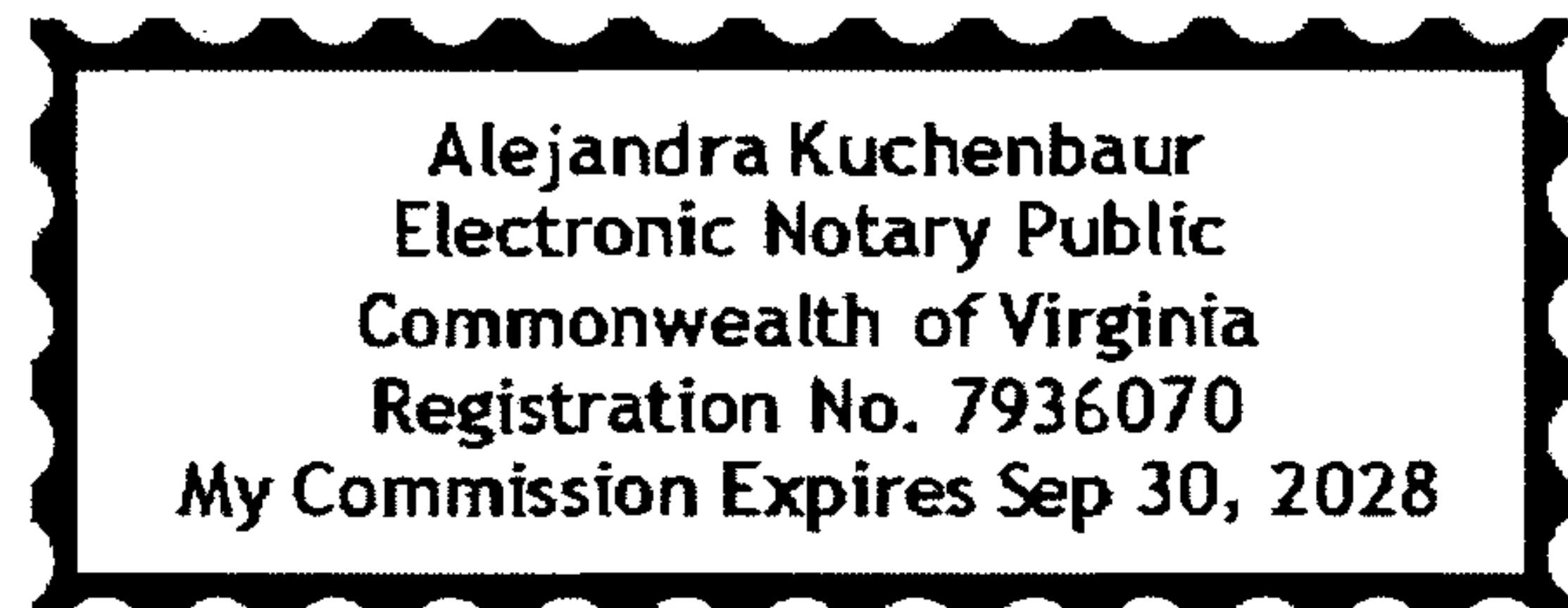
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of May, 2026 by Angelo Bolotta and Maria Bolotta, husband and wife, who has produced driver's licenses as identification.

*Alejandra Kuchenbaur*  
Notary Public Signature

My Commission Expires: 09/30/2028  
(SEAL)

Printed Name: Alejandra Kuchenbaur

Online Notary (Check Box if acknowledgment done by Online Notarization)



Completed via Remote Online Notarization using 2 way Audio/Video technology.