

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065366 2 PG(S)

5/14/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494334

Prepared By and  
When Recorded Return to:

**SHUMAKER**

Shumaker, Loop & Kendrick, LLP  
P.O. Box 49948  
Sarasota, FL 34230-6948  
Phone: (941) 366-6660  
Attention: Jill Bowen, Esq.  
Our File Number: 331726-420285

Doc Stamp-Deed: \$6,650.00

Consideration: \$950,000.00  
Doc Stamps: \$6,650.00  
Recording Fee: \$18.50

---

**WARRANTY DEED**

This Warranty Deed is made effective this 14th day of May, 2026, by Danilo Zuniga-Pedrianes and Robert Petrillo, a married couple ("Grantor") to Steven Papuchis and Kaitlyn Rondolino, husband and wife, as tenants by the entirety, whose post office address is 4586 Del Sol Boulevard South, Sarasota, FL 34243 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 5, Longwood Run Phase VI, a subdivision according to the plat thereof recorded in Plat Book 36, Page 14, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0016140008.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: Katie Mellor  
Witness#1 Print: Katie Mellor  
Witness #1 Address: 240 S Pineapple Ave  
Sarasota FL 34236

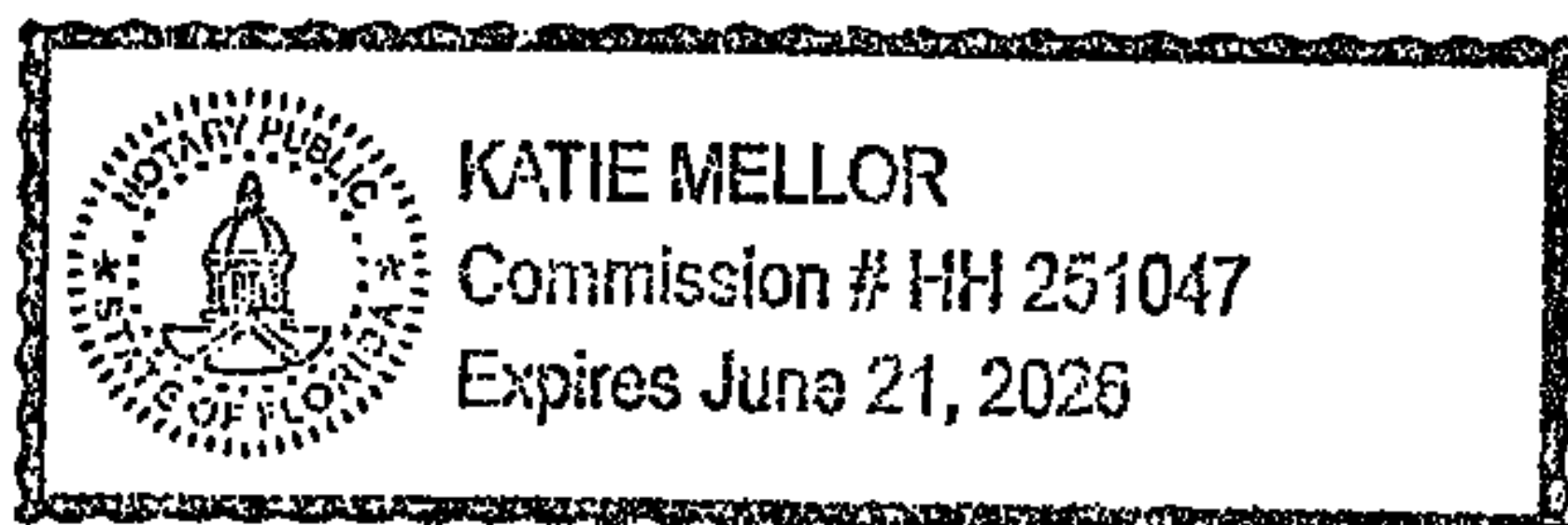
Witness#2 Sign: Jani Maginness  
Witness#2 Print: Jani Maginness  
Witness #2 Address: 240 S Pineapple Ave  
Sarasota FL 34236

[Signature]  
Danilo Zuniga-Pedrianes  
Address: 3119 78th Avenue East  
Sarasota, FL 34243

[Signature]  
Robert Petrillo  
Address: 3119 78th Avenue East  
Sarasota, FL 34243

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13<sup>th</sup> day of May, 2026, by Danilo Zuniga-Pedrianes and Robert Petrillo.



[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Personally Known  (OR) Produced Identification   
Type of identification produced FL DL