

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026067325 2 PG(S)
May 19, 2026 11 27 08 AM
KAREN E RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Consideration: \$10 00 ✓
Recording Fees: \$18.50 ✓
Documentary Stamps: \$ 70 ✓

Doc Stamp-Deed \$0 70



Prepared by and Return To.



DUNLAP & MORAN
ATTORNEYS AT LAW

Scott Dunlap, Esquire
DUNLAP & MORAN, P A
P.O Box 3948
Sarasota, FL 34230
File No. 25350-1

WARRANTY DEED

This Warranty Deed is made by William Shuttleworth, a single man, f/k/a William Santamaria, hereinafter referred to as "Grantor," to Elisa Santamaria and Cara Santamaria, as joint tenants with rights of survivorship, whose address is. 6414 Glen Abbey Lane, Bradenton, FL 34202, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Sarasota County, Florida.

Lot 328, STONEYBROOK GOLF & COUNTRY CLUB, UNIT 7, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 2, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above described property is: 0135100027

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.

This conveyance is a bona fide gift, made for no or nominal consideration, and conveys unencumbered real property. No indebtedness is assumed or satisfied by this conveyance. Therefore, pursuant to applicable Florida law, only nominal documentary stamp taxes are due upon this deed.

Executed on the 15th day of May, 2026.

**SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES**

Marla M. Wallace

Witness 1 Signature
Witness 1 Printed Name:

Marla M. Wallace

Witness 1 Address:

**P.O. BOX 3948
SARASOTA, FL 34230-3948**

GRANTOR:

William Shuttleworth

William Shuttleworth, f/k/a William Santamaria
215 Mahony Avenue
Ellwood City, PA 16117

As to all Grantors

Sandra K. Dunbar

Witness 2 Signature
Witness 2 Printed Name:

Sandra K. Dunbar

Witness 2 Address:

**P.O. BOX 3948
SARASOTA, FL 34230-3948**

As to all Grantors

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on May 15, 2026 by William Shuttleworth, f/k/a William Santamaria.

Personally known
or Produced Identification
Type of Identification Produced FC DL

Sandra K. Dunbar

Notary Public
Print Name: **Sandra K. Dunbar**
My Commission Expires.

