

5/29/2026 4:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500914

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0314

Doc Stamp-Deed: \$3,255.00

Property address:
170 Inlets Blvd #170, Nokomis, Florida 34275

General Warranty Deed

Made this May 29, 2026 A.D. By **Linda Antelmi and Michael Antelmi, Wife and Husband**, whose post office address is: 2810 Edgewater Ln, Palmetto, Florida 34221, hereinafter called the Grantor, to; **Timothy J. Rowe, a single man**, whose post office address is: 5039 Brook Lane, Mohnton, Pennsylvania 19540, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$465,000.00 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, viz:

Unit 170, The Inlets, Section Five, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1666, Page 1811, and amendments thereto, and as per plat thereof recorded in Condominium Book 22, Pages 11 through 11C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0170131170**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.


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Integrity Title Services Inc
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

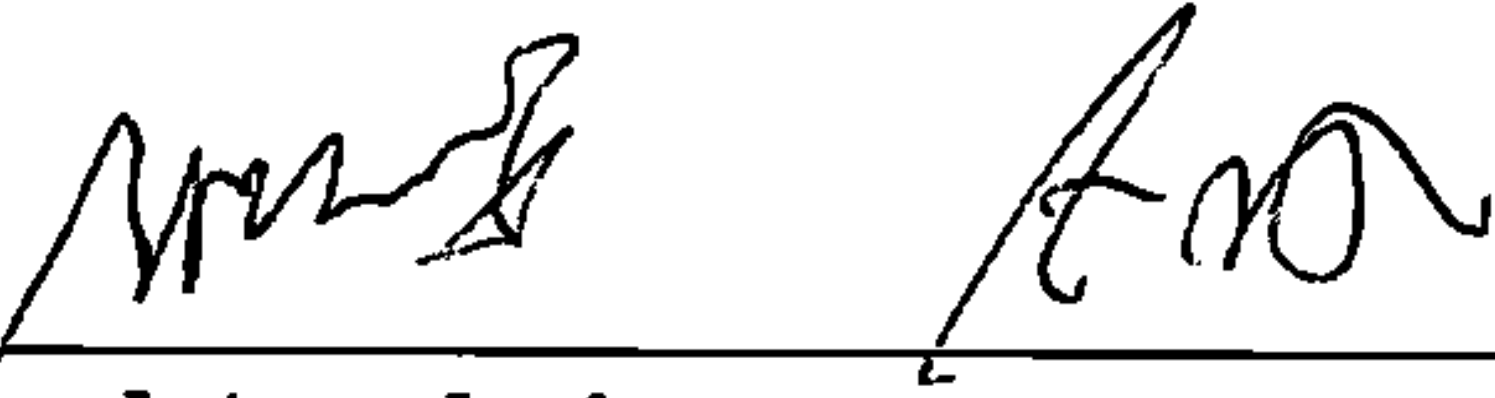
Witness 1 signature:
X 

Witness 1 Printed Name and Address:
Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X 
Linda Antelmi
Address: 2810 Edgewater Ln, Palmetto, Florida 34221

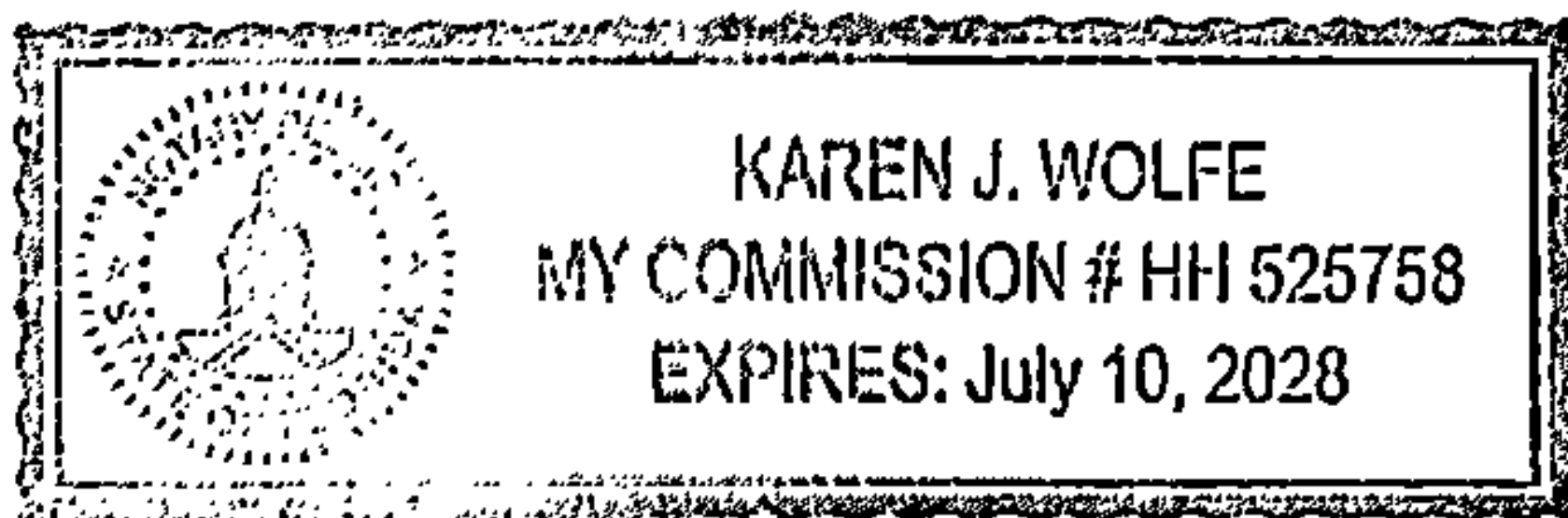
Witness 2 signature:
X 

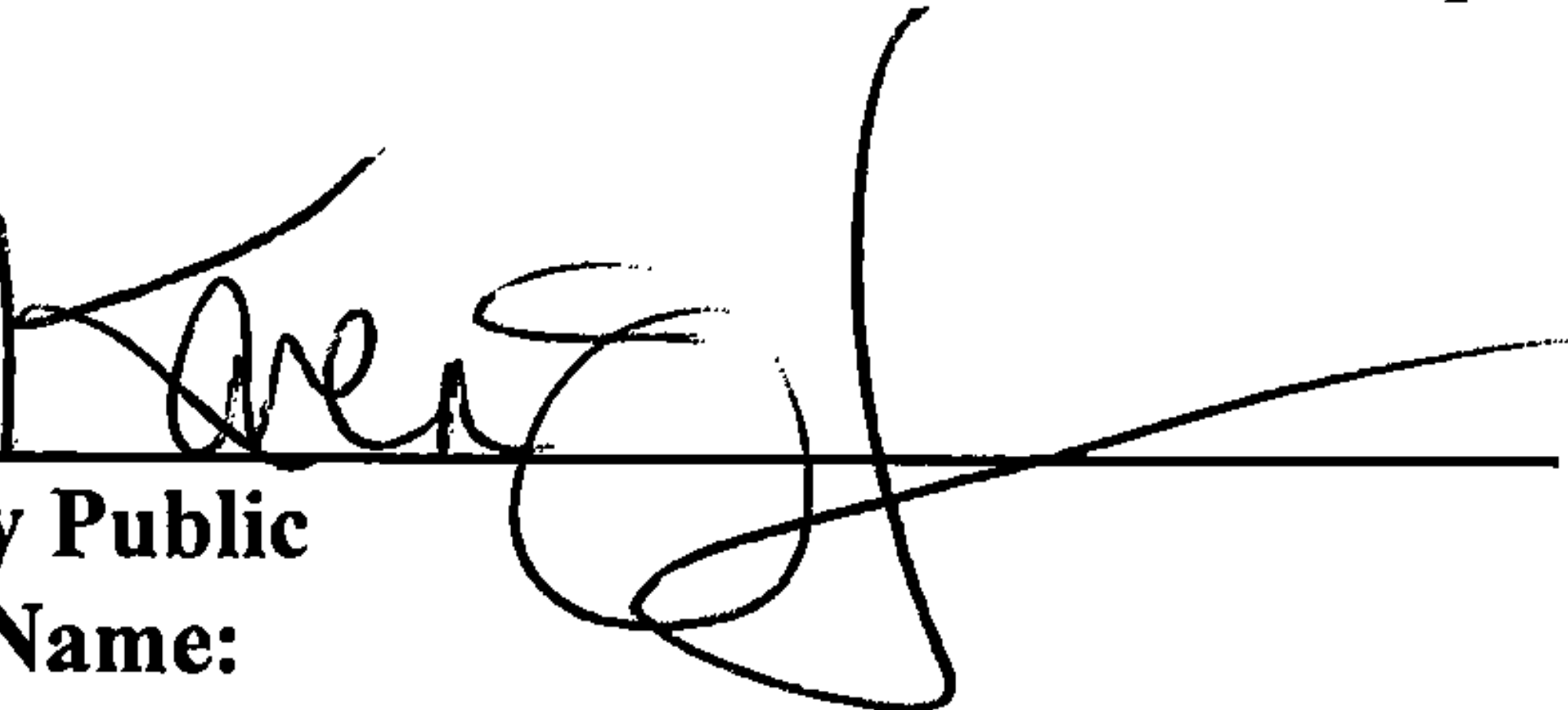
Witness 2 Printed Name and Address:
Paula J Chapman
4130 Woodmere Park Blvd., Venice, Florida 34293

X 
Michael Antelmi
Address: 2810 Edgewater Lane, Palmetto, Florida 34221

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 28th day of May, 2026, by Linda Antelmi and Michael Antelmi, who produced FL DL LICENSES as identification.



X 
Notary Public
Print Name:
My Commission Expires:
Seal: