

Prepared by and return to:
Natalie G. Coldiron, PLLC
c/o Natalie G. Coldiron, Esq.
1990 Main Street, Suite 803
Sarasota, FL 34236
(941) 364-2491

9/3/2026 12:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540967

File Number: 26-1076

Doc Stamp-Deed: \$1,505.00

Consideration: \$215,000.00

General Warranty Deed

Made this September 3, 2026, by **Vitora West, LLC, a Florida Limited Liability Company**, whose post office address is: 16 South Orange Avenue, Sarasota, FL 34236, hereinafter called the Grantor, to **Steven Rothenbach, an unmarried man**, whose post office address is: 4112 Via Piedra Circle, #1-203, Sarasota, FL 34233, 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 Ten Dollars, (\$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:

Unit No. 1-203, Stoneridge, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Instrument #2005158106, and amendments thereto, of the Public Records of Sarasota County, Florida.

Parcel ID Number: 0068091007

Subject to taxes for the current year and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

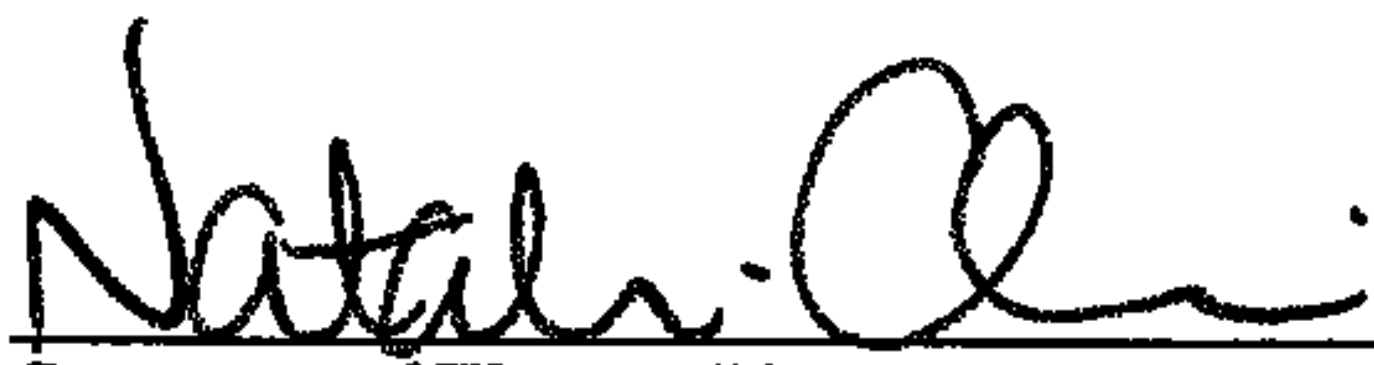
And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes for the current year and subsequent years.

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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:*

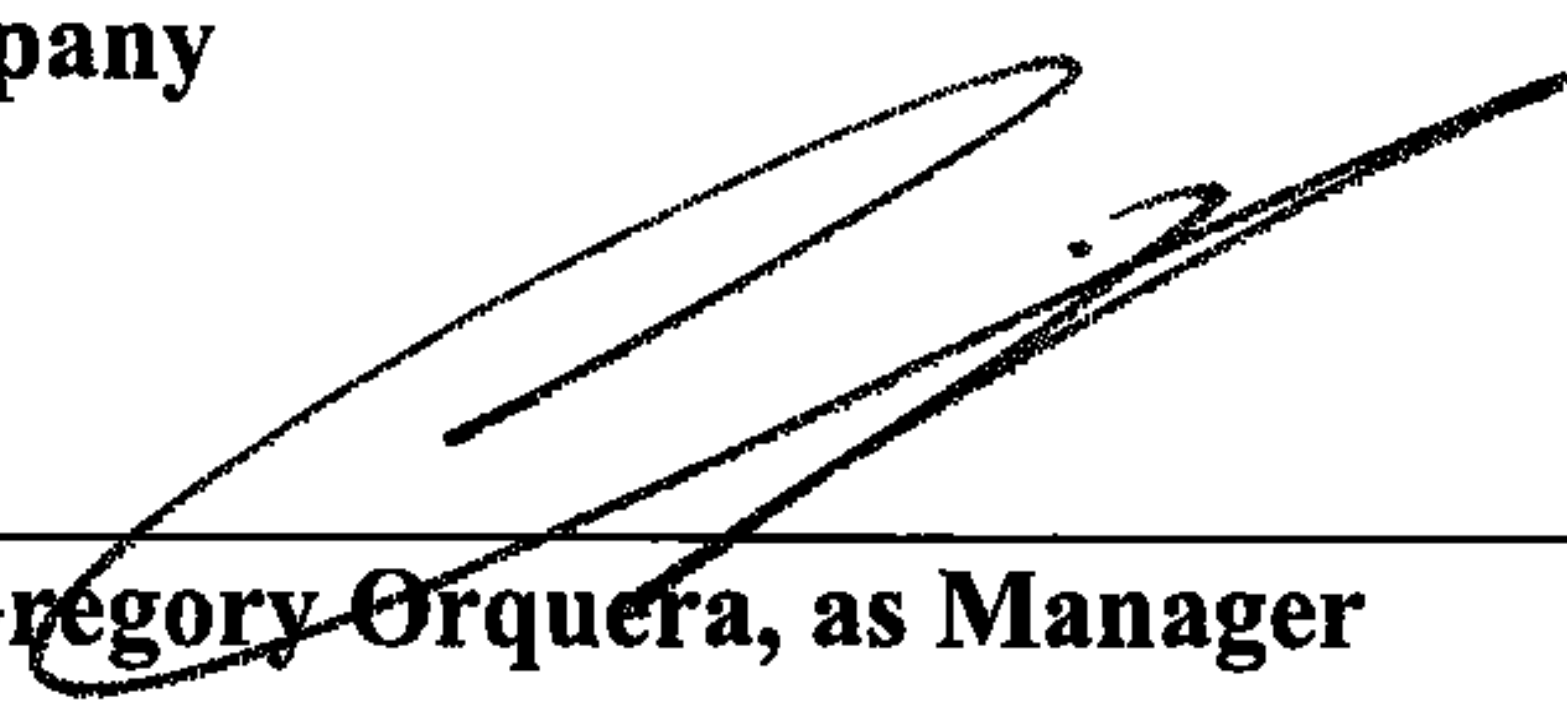


Signature of Witness #1

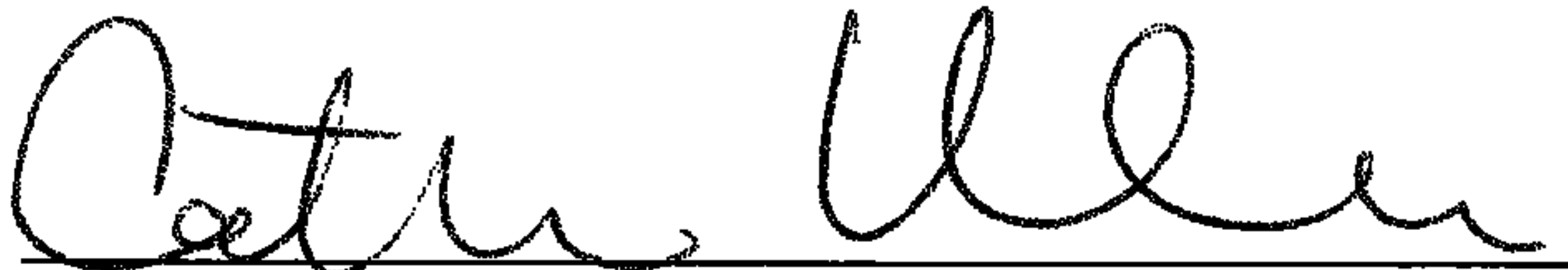
Printed Name of Witness #1: Natalie G. Coldiron

Post Office Address: 1990 Main Street
Sarasota, FL 34236

**Vitora West, LLC, a Florida Limited Liability
Company**

By:  (seal)

Gregory Orquera, as Manager



Signature of Witness #2

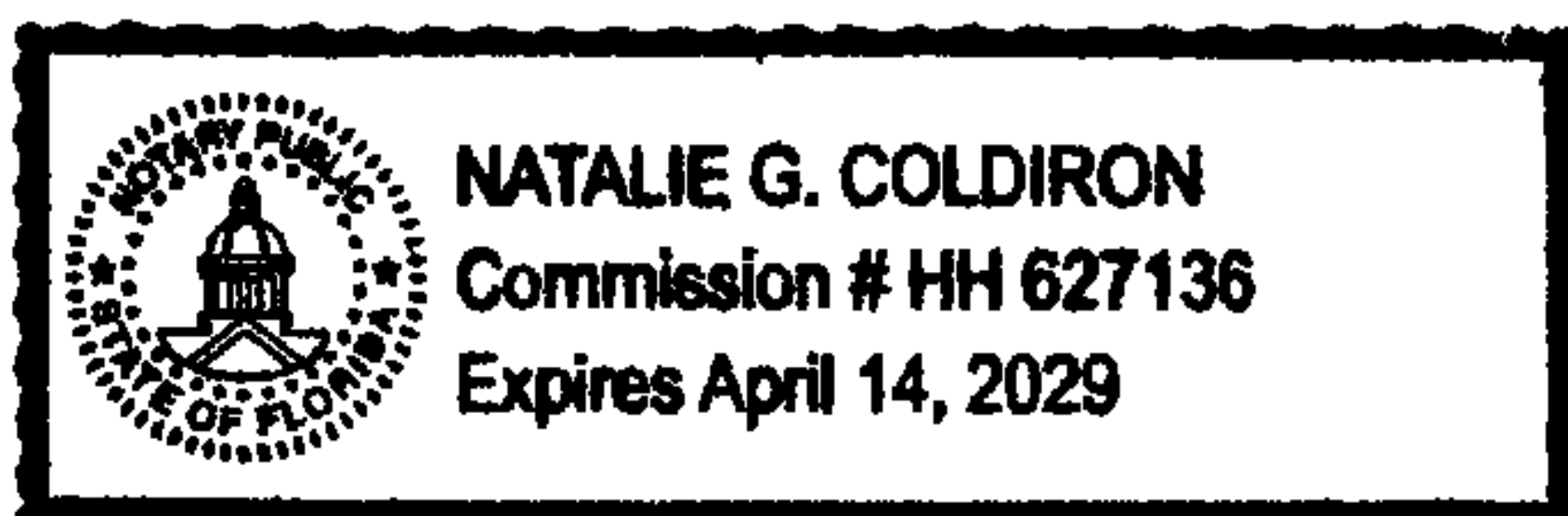
Printed Name of Witness #2: Catherine Wolff

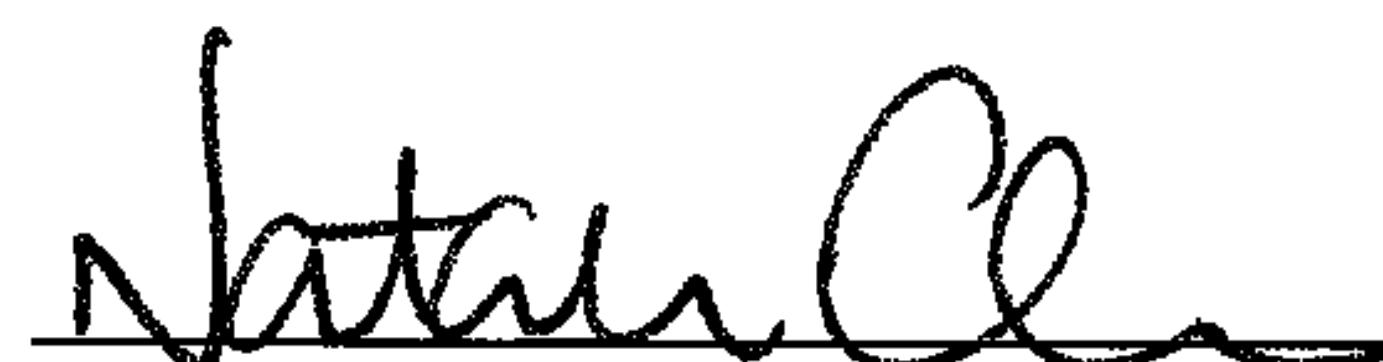
Post Office Address: 1990 Main Street
Sarasota, FL 34236

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2026, by **Gregory Orquera, as Manager of Vitora West, LLC, a Florida Limited Liability Company**, on behalf of the company, ☒ who is personally known to me, or ☐ who produced _____ as identification.

(NOTARY STAMP/SEAL)





NOTARY PUBLIC

Natalie G. Coldiron
Printed Name

My Commission Expires: _____