

4/2/2026 2:43 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3475293

This Instrument Prepared by and Return to:

Taylor Parr

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20260425

Parcel ID: **0777-02-1167**

Doc Stamp-Deed: \$2,268.00

Florida Documentary Stamps in the amount of \$2,268.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **2nd day of April, 2026** by

Beach Breezy LLC, a Florida Limited Liability Company,

whose post office address is 6214 Stillwater Court, Bradenton, FL 34201,

herein called the Grantor, to

Michael Anthony Perrin and Christina Ruth Perrin, Husband and Wife,

whose post office address is 936 Meadowood Dr, Barberton, OH 44203,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THREE HUNDRED TWENTY FOUR THOUSAND AND 00/100 (**\$324,000.00**) 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, State of Florida, viz.:

Lot 1167, of GRAN PARADISO, PHASE 5-B, according to the plat thereof, as recorded in Plat Book 51, page 182, of the Public Records of Sarasota County, Florida.

Michael Anthony Perrin and Christina Ruth Perrin, grantor to Michael Anthony Perrin and Christina Ruth Perrin for a life estate, with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon death of the life tenant, the remainder, if any, to Joshua David Perrin as grantee.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1:

Mackenzie Pagablay
Signature

Mackenzie Pagablay
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

Beach Breezy LLC, a Florida Limited Liability Company

By: Allan F. Zuckerman
Allan F. Zuckerman, Manager

Witness #2:

Taylor Parr
Signature

Taylor Parr
Printed Name

2091 Tamiami Trail, Port Charlotte, FL 33948

Full Address

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of April, 2026, by Allan F. Zuckerman, () who is personally known to me or (X) who has produced Driver's License as identification.

Taylor Parr
Signature of Notary Public

