

4/17/2026 2:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482123

Consideration: \$595,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
26-43450-002

Doc Stamp-Deed: \$4,165.00

Property Appraiser's Parcel ID No.: 0408-12-2001

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 17th day of April, 2026, by and between **Bryan S. Kessler and Debra D. Berg, Individually and as Successor Co-Trustees of the Skip Berg Revocable Living Trust, dated May 13, 2002**, whose address is **1872 South Tamiami Trail, Suite D, Venice, FL 34293** (hereinafter "GRANTOR"), and **Pugi Texas Investments LLC, a Florida limited liability company**, whose address is **4913 Top Sail Drive, Nokomis, FL 34275** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

**UNIT 1, BELLA MILAN, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS INSTRUMENT #2018076481, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 44, PAGES 34 THROUGH 38, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Haley M. McNamara*  
Printed Name Haley McNamara  
P.O. Address 1872 S. Tamiami Trail Suite D  
Venice, FL 34293

(2) *Mario B. Stoen*  
Printed Name Mario B. Stoen  
P.O. Address 1872 S. Tamiami  
Trail Suite D Venice FL 34293

GRANTOR:

**Bryan S. Kessler and Debra D. Berg, Individually and as Successor Co-Trustees of the Skip Berg Revocable Living Trust, dated May 13, 2002,**

By: *Bryan S. Kessler*  
**Bryan Kessler, Individually and as Successor Co-Trustees**

By: *Debra D. Berg*  
**Debra D. Berg, Individually and as Successor Co-Trustees**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of April, 2026, By Bryan S. Kessler and Debra D. Berg, Individually and as Successor Co-Trustees of the Skip Berg Revocable Living Trust, dated May 13, 2002,  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

*Haley M. McNamara*  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary

