

4/29/2026 3:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487423

CONSIDERATION: \$475,000.00

DOC TAX: \$3,325.00

RECORD: \$18.50

PARCEL ID NO.: 0113131095

Prepared by and return to:



50 Central Avenue, Eighth Floor

Sarasota, Florida 34236

(941) 366-4800

Attention: Thomas B. Luzier, Esq.

Doc Stamp-Deed: \$3,325.00

### WARRANTY DEED

**THIS INDENTURE** is made as of the 28th day of April 2026, by and between **MICHAEL PERRINI**, a married man, hereinafter referred to as Grantor, whose post office address is 796 Portside Drive, Naples, FL 34103, and **CHARLES F. KOLLER and LYNNE A. KOLLER, husband and wife**, hereinafter referred to as Grantee, whose post office address is 3761 Torrey Pines Boulevard, Sarasota, FL 34238.

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever, the following described property situated in Sarasota County, Florida:

**UNIT 26A, BALLANTRAE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1373, PAGE 481, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGE 26, AS THEREAFTER AMENDED, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA**

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, 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 as above stated; 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. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal

representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

Grantor certifies, warrants and covenants to Grantee that neither Grantor nor any of his family resides on the above property or any property adjacent thereto; the above-described property does not constitute any part of Grantor's homestead under the laws of the State of Florida.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the date above written.

WITNESSES:

Sarah Reif-Beck  
Witness Name: Sarah Reif-Beck

Michael Perrini  
MICHAEL PERRINI

Witness Address: 20730 Grove Line Ct  
Crestwood FL 33928

Donald J. Cassen  
Witness Name: Donald J. Cassen

Witness Address: 16379 Viansa Way #302  
Naples Florida 34110

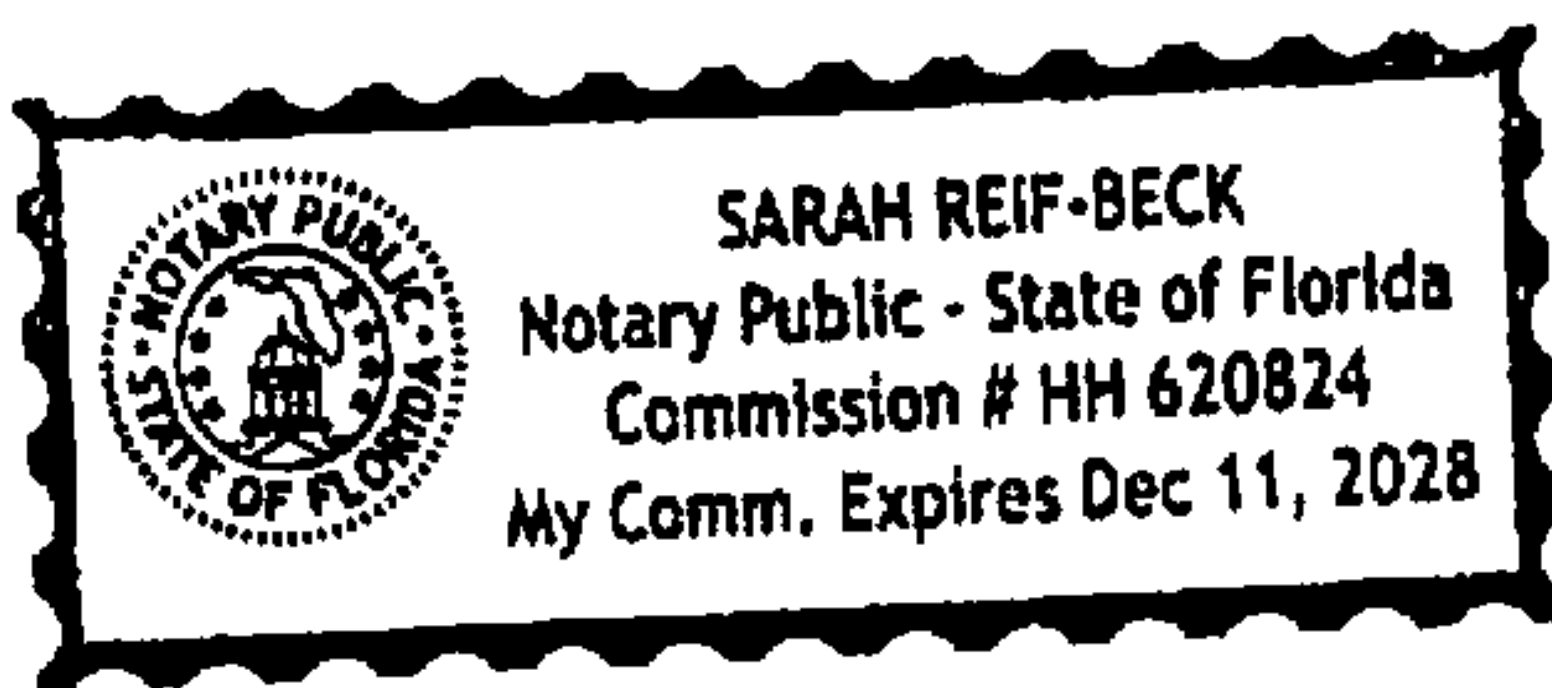
STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 27 day of April 2026 by MICHAEL PERRINI, who is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Sarah Reif-Beck  
Signature of Notary Public

(Notary Seal)

Sarah Reif-Beck  
Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on 12/11/2028