RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026068332 2 PG(S)
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3496752

Doc Stamp-Deed: $3,570.00

Consideration: $510,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48630-001

Property Appraiser's Parcel ID No.: 0391030121

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 18th day of May, 2026, by and between **Richard A. Howard and Laura C. Howard, husband and wife,** whose address is **104 Alba Street West, Venice, FL 34285** (hereinafter "GRANTOR"), and **Michelle J. Ballentine and Peter J. Ballentine, a married couple, as tenants by the entirety,** whose address is **264 Acerno 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:

LOT 121, VILLAGES OF MILANO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 36, 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.

(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) _____

Printed Name Andrew Conaboy

P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL. 34285

(2) _____

Printed Name Karen Romanenko

P.O. Address _____

201 Center Rd. Ste. 210
Venice, FL. 34285

GRANTOR:

_____
Richard A. Howard

_____
Laura C. Howard

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (_x_) physical presence or (__) online notarization, this 19 day of May, 2026, by Richard A. Howard and Laura C. Howard, (__) who is/are personally known to me or (X) who has/have produced Driver License as identification.

_____
Signature of Notary Public

_____
Print, Type/Stamp Name of Notary

ANDREW CONABOY
MY COMMISSION # HH 706871
EXPIRES: December 3, 2029