

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071184 2 PG(S)**

Consideration: \$547,132.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-48645-001

**5/27/2026 2:05 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE** Receipt # 3499203

Doc Stamp-Deed: \$3,830.40

Property Appraiser's Parcel ID No.: 0067-12-0016

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 22nd day of May, 2026, by and between **ERIC M. BORG, A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE OF THE ERIC M. BORG TRUST AGREEMENT DATED AUGUST 3, 2021**, whose address is **7280 Myakka Valley Trail, Sarasota FL 34241** (hereinafter "GRANTOR"), and **ARTHUR S. PERRITT, JR. AND HOPE ANNA PERRITT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **5385 Dominica Circle, Sarasota, FL 34233** (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 82, CENTER GATE ESTATES - UNIT 1- PHASE 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 43, 43A AND 43B, 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 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:

GRANTOR:

(1) [Signature]
Printed Name STACEY FREDERICKS
P.O. Address 8600 S. TAMMAMI TRAIL
SARASOTA FL 34238

Eric M. Borg, Individually and as Trustee of the Eric M. Borg Trust Agreement dated August 3, 2021

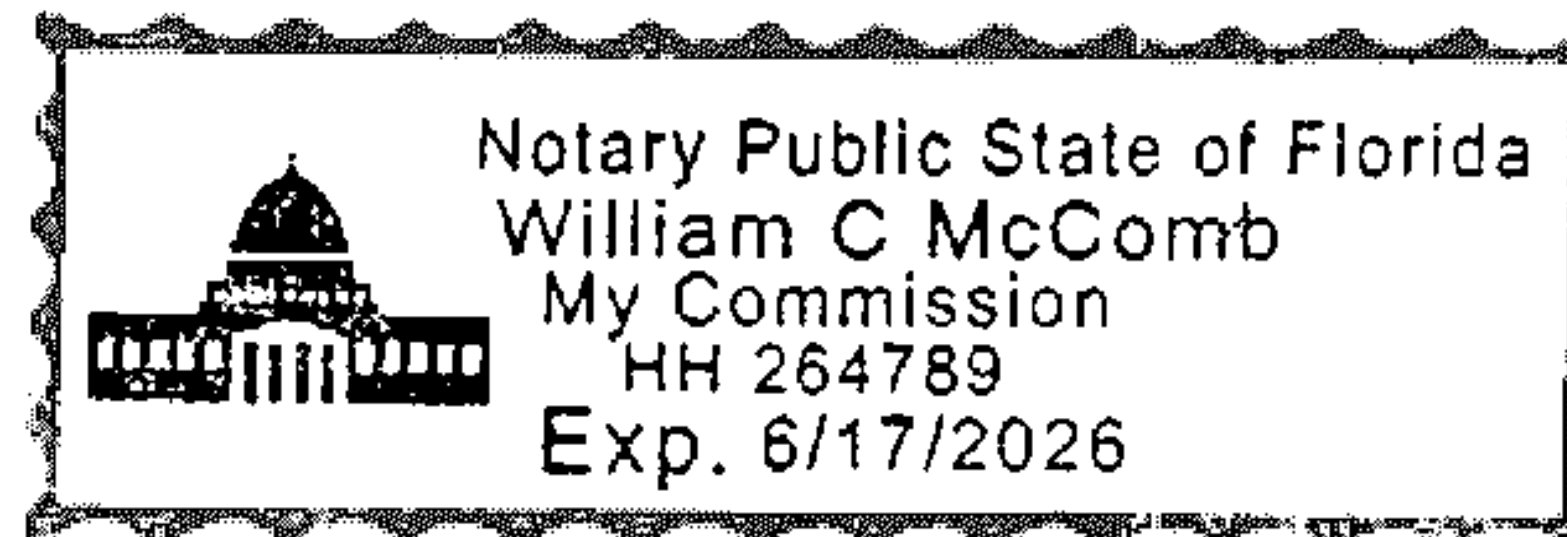
By [Signature]
Eric M. Borg, Individually and as Trustee aforesaid

(2) [Signature]
Printed Name William McComb
P.O. Address 3700 S. TAMMAMI TRAIL
SARASOTA, FL 34239

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27th day of April, 2026, by Eric M. Borg, Individually and as Trustee of the Eric M. Borg Trust Agreement dated August 3, 2021, () who is/are personally known to me or () who has/have produced FLORIDA DRIVER LICENSE as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary