

6/4/2026 2:14 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3503329



Prepared by and return to:

Holly M. Nikolich
Pinnacle Law Group, P.A.
1330 Main Street, 2nd Floor
Suite 6
Sarasota, FL 34236
(941) 957-9500

Doc Stamp-Deed: \$2,940.00

File No 2026-166

Consideration 420,000.00

Parcel Identification No 2026053036

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 4th day of June, 2026 between Nathan E. Kalin, a married man, joined by his wife, Sara Kalin, whose post office address is 2932 Sequoia Lane, Sarasota, FL 34237, of the County of Sarasota, Florida, Grantor, to Metropolis 1805 Investments, LLC, a Florida Limited Liability Company, whose post office address is 7901 4th Street North, Suite 300, St. Petersburg, FL 33702, of the County of Pinellas, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$420,000.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

UNIT 405, ALINARI, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2007010222, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 40, PAGE 16, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

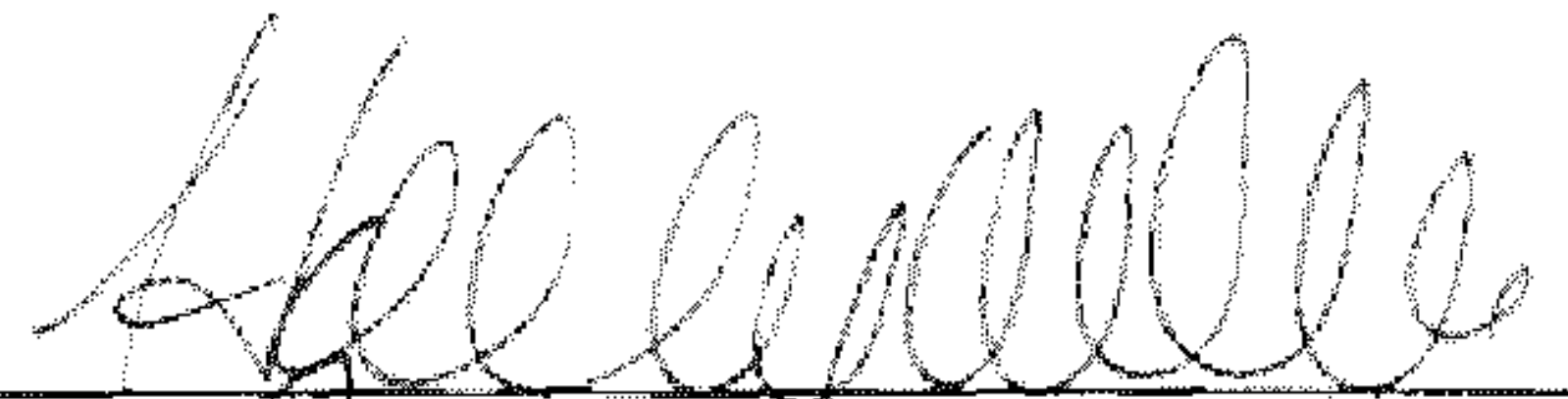
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

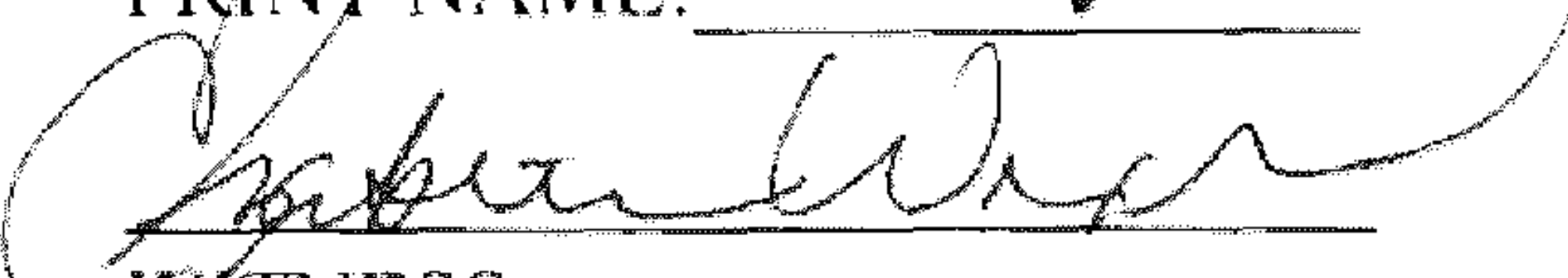
Signed, sealed and delivered in our presence:


Nathan E. Kalin


Sara Kalin
1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236


WITNESS
PRINT NAME: **Holly M. Nikolich**

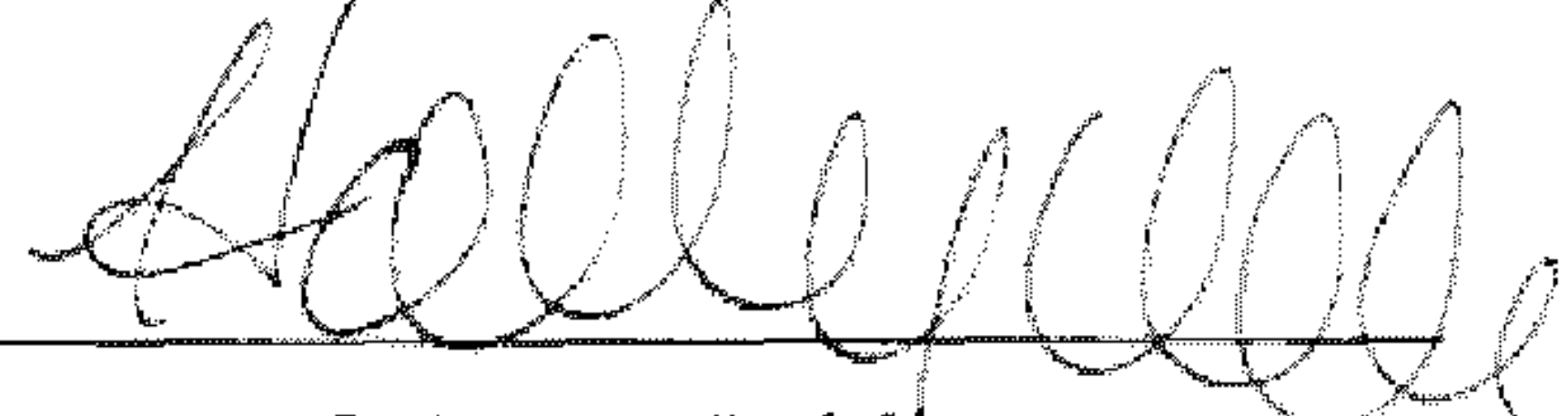
WITNESS 1 ADDRESS
1330 Main St, 2nd Floor, Suite 6
Sarasota, FL 34236


WITNESS
PRINT NAME: **Elizabeth A. Wexler**

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29th day of May, 2026, by Nathan E Kalin, a married man, joined by his wife, Sara Kalin, () who is/are personally known to me or (X) who has/have produced FLDL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

