

Consideration: \$200,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Matthew D. Unzicker, Esq.
8433 Enterprise Circle, Suite 200
Lakewood Ranch, FL 34202

6/25/2026 2:58 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512580

Property Appraiser's Parcel ID No.: 0267101038

Doc Stamp-Deed: \$1,400.00

This Deed Was Prepared Without the Benefit of Title Examination.

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 23rd day of June 2026, by and between **REMO FERRELLI** (also known as **REMO P. FERRELLI**) and **LORRAINE FERRELLI** (also known as **LORRAINE M. FERRELLI**), **HUSBAND AND WIFE**, whose address is **4699 Mondrian Court, Sarasota, Florida 34240** (hereinafter "GRANTOR"), and **LRF FAMILY LLC, a Florida Limited Liability Company**, whose address is **4699 Mondrian Court, Sarasota, Florida 34240** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Two Hundred Thousand Dollars (\$200,000.00) 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 412, BUILDING 4, VERANDA 1 AT HERITAGE OAKS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3004, PAGE 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

The subject conveyance involves the transfer of unencumbered real property for nominal consideration, and therefore minimum documentary stamp taxes are due thereon.

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.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 23rd day of June 2026.

Signed, Sealed and Delivered in presence of:



Emily M. Flinchbaugh, *Witness*
c/o Berlin Patten Ebling, PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202



REMO FERRELLI, Grantor
(also known as **REMO P. FERRELLI**)



Kirstin A. Tyson, *Witness*
c/o Berlin Patten Ebling, PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202



LORRAINE FERRELLI, Grantor
(also known as **LORRAINE M. FERRELLI**)

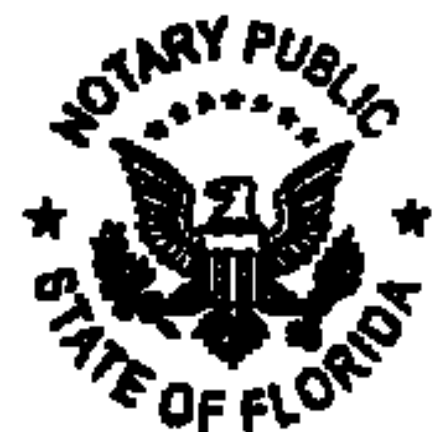
STATE OF FLORIDA

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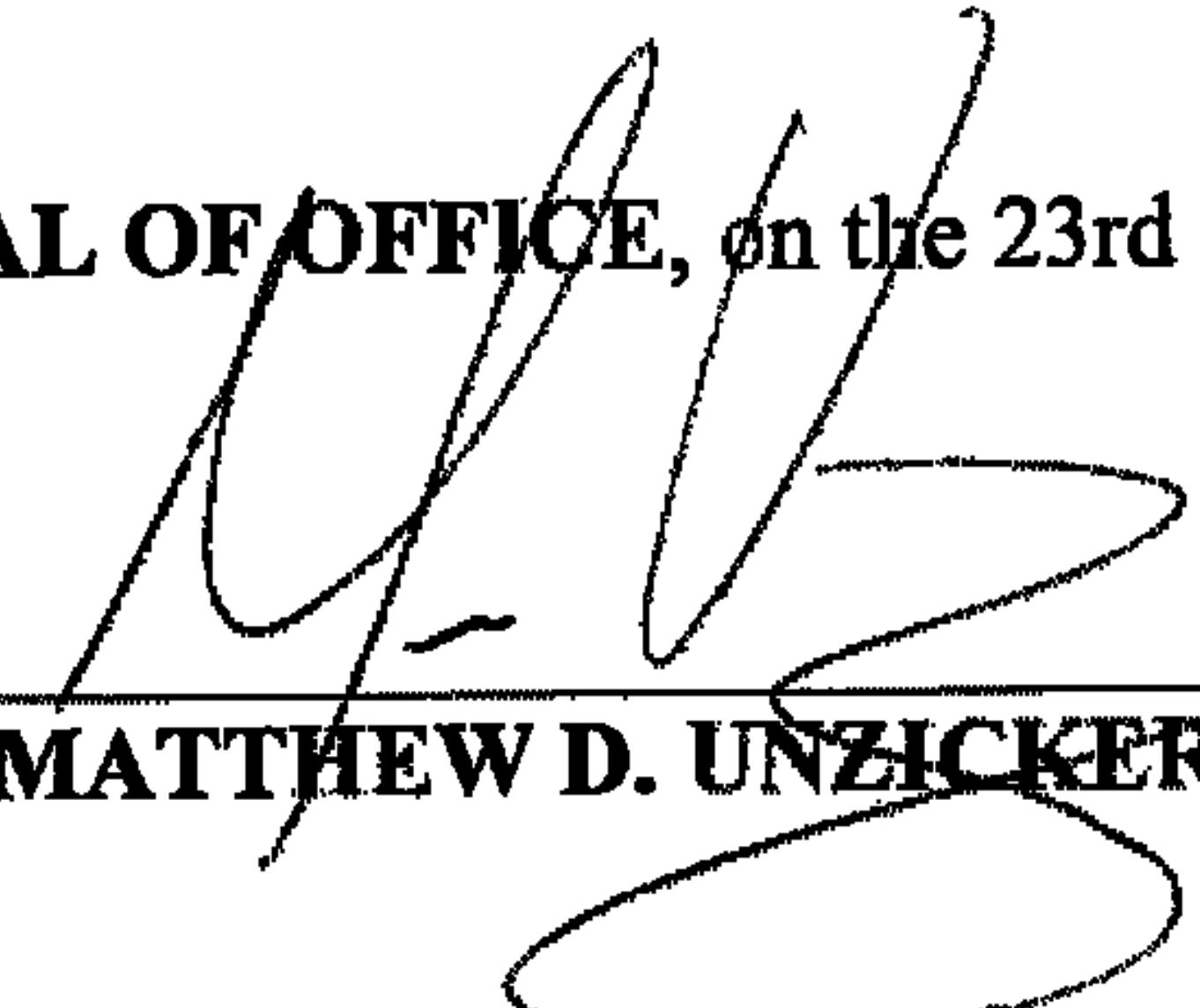
COUNTY OF MANATEE

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **REMO FERRELLI** (also known as **REMO P. FERRELLI**), **Grantor**, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **LORRAINE FERRELLI** (also known as **LORRAINE M. FERRELLI**), **Grantor**, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 23rd day of June 2026.



MATTHEW D. UNZICKER
Commission # HH 428464
Expires August 1, 2027



MATTHEW D. UNZICKER, ESQ., Notary Public