

8/18/2026 3:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3534191

Doc Stamp-Deed: \$875.00

Prepared by and Recording requested by:

John E. Wickman, Esquire

CLOSING PROS LLC

46 North Washington Boulevard

Ste. 15

Sarasota, FL 34236

File Number: CP-4717.1Y

Consideration: \$125,000.00

Warranty Deed
(STATUTORY FORM – SECTION 689.02 F.S.)

Know All Men By These Presents that, as of August 18, 2026 PG 328 Bellavillino, LLC, a Florida limited liability company, (henceforth referred to as "Grantor") of 515 Beach Road, Sarasota, FL 34242, for consideration paid, grant to Michael David Stoloff, a single man, (henceforth referred to as "Grantee") of 4178 Central Sarasota Parkway, 328, Sarasota, FL 34238, with WARRANTY COVENANTS:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Sarasota, Florida, viz:

UNIT 328, BUILDING B, BELLA VILLINO VI, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2005229159, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 38, PAGE 19, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID 0132-01-3532

Subject to covenants, easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any, and taxes for 2026 and subsequent years, not yet due and payable.

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

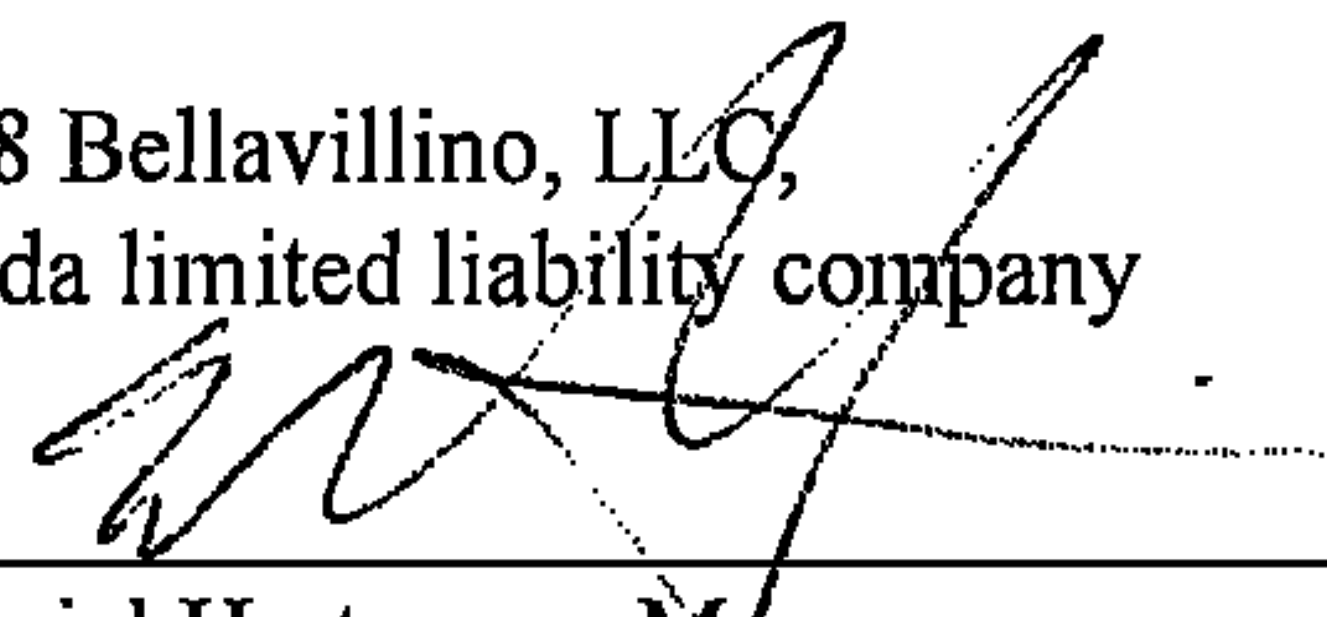
(Signature and notary page to follow)

WARRANTY DEED

(Signature and notary page for Warranty Deed)

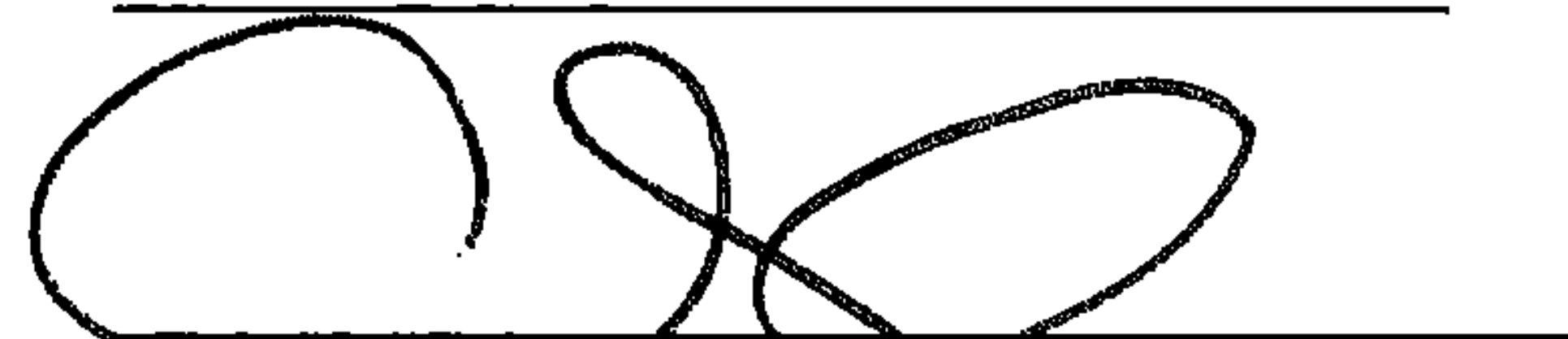
In Witness Whereof, the said, Grantor, has hereunto set his hand and seal.

PG 328 Bellavillino, LLC,
a Florida limited liability company

By: 
Gabriel Hartmann, Manager


Witness #1 Signature

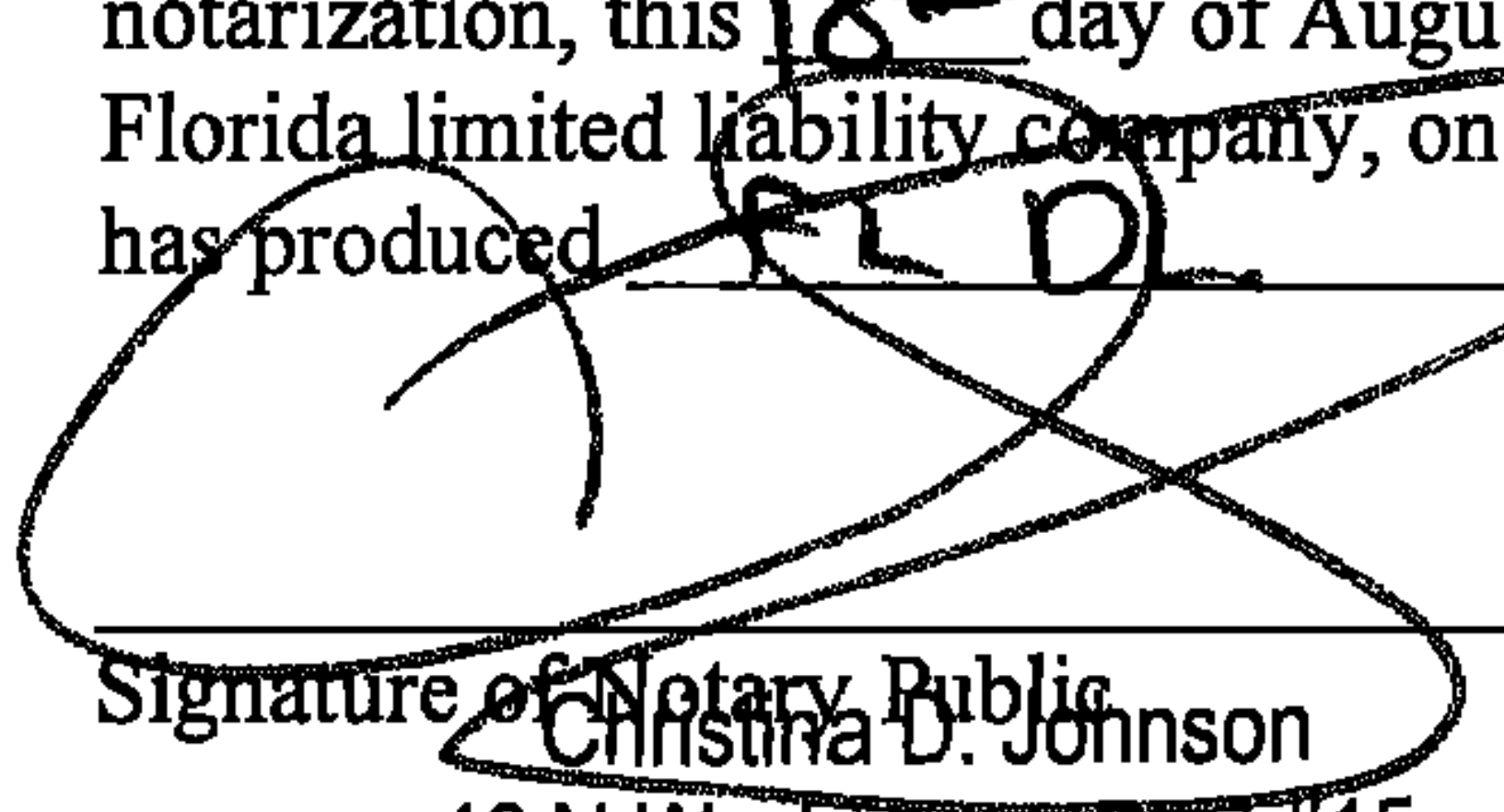
Witness #1 Printed Name **Heather M. Mathews**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236

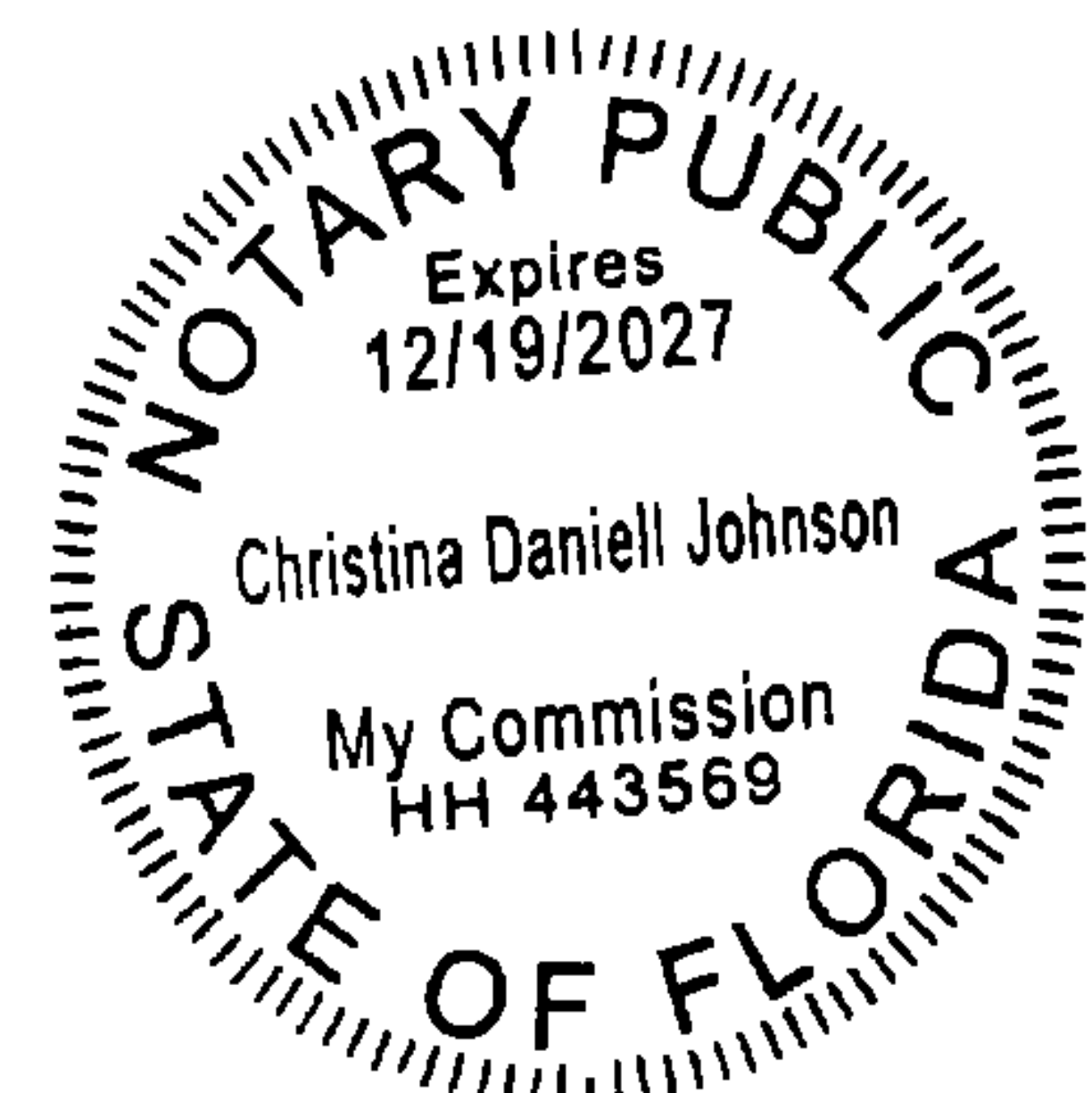

Witness #2 Signature

Witness #2 Printed Name **Christina D. Johnson**
P.O. Address: **46 N Washington Blvd #15**
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2026, by Gabriel Hartmann, Manager of PG 328 Bellavillino, LLC, a Florida limited liability company, on behalf of the company, ☐ who is personally known to me or ☒ who has produced FLDL as identification.


Signature of Notary Public
Christina D. Johnson
46 N Washington Blvd #15
Sarasota, FL 34236
Print, Type/Stamp Name of Notary



WARRANTY DEED