

9/18/2026 3:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3547118

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230595

Consideration: \$670,000.00

Doc Stamp-Deed: \$4,690.00

General Warranty Deed

Made this September 18, 2026 A.D. By **Michael Perivolaris and Kathy M. Perivolaris, husband and wife**, whose address is: 4980 Sabal Lake Circle, Sarasota, Florida 34238, hereinafter called the grantor, to **Allen Heath Patrick and Misty Patrick, Trustees of The Patrick Family Trust dated December 9, 2008**, whose post office address is: 3085 Bridge Point Road, Gadsden, Alabama 35907, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 905, Building A, THE POINTE ON MIDNIGHT PASS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1090, Pages 745 through 801, inclusive, as thereafter amended, and as per Plat thereof recorded in Condominium Book 8, Pages 45, 45A and 45B, as thereafter amended, of the Public Records Sarasota County, Florida, together with its undivided share in the common elements.

a/k/a 9397 Midnight Pass Rd #905 Bld A, Sarasota, Florida 34242

Parcel ID Number: **0131131052**

The Trustees herein are granted full authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of real property pursuant to Section 689.073, F.S.

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.

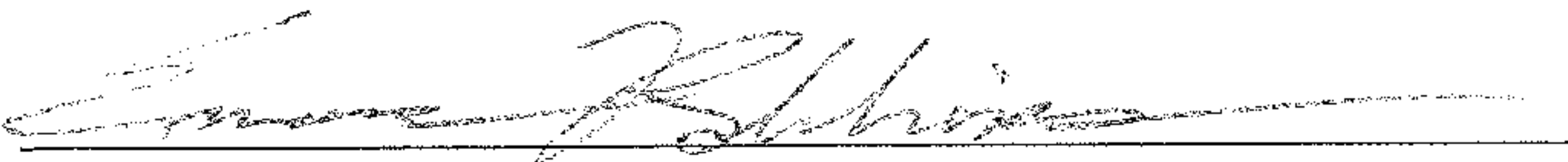
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

Prepared by:
Nick Roknich, III
Roknich Law Firm, PA
1800 Second Street, Suite 854
Sarasota, Florida 34236
File Number: 230595

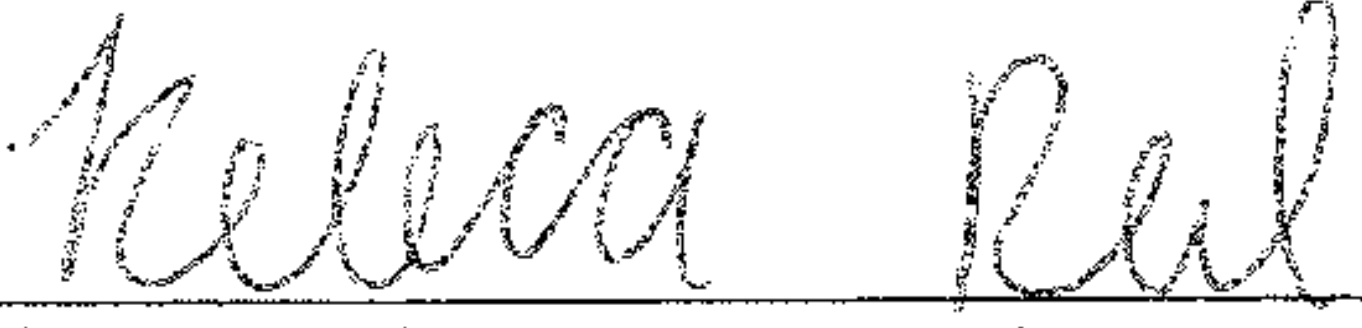
Consideration: \$670,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness 1 Signature:
Witness 1 Printed Name: Emerson Robbins

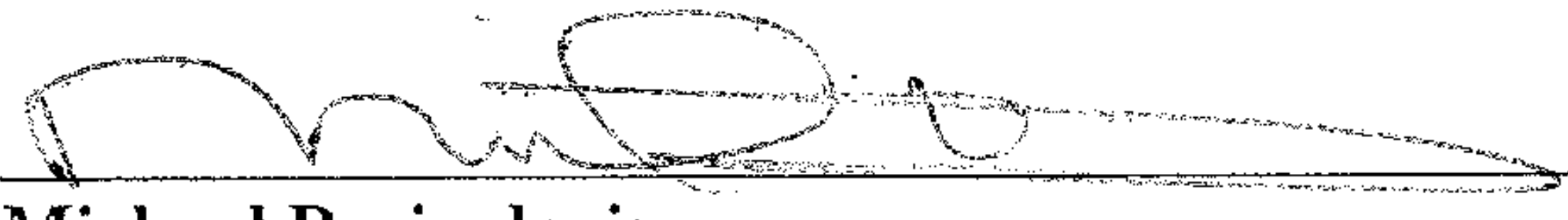
Post Office Address:
1800 Second Street, Suite 854, Sarasota, Florida 34236

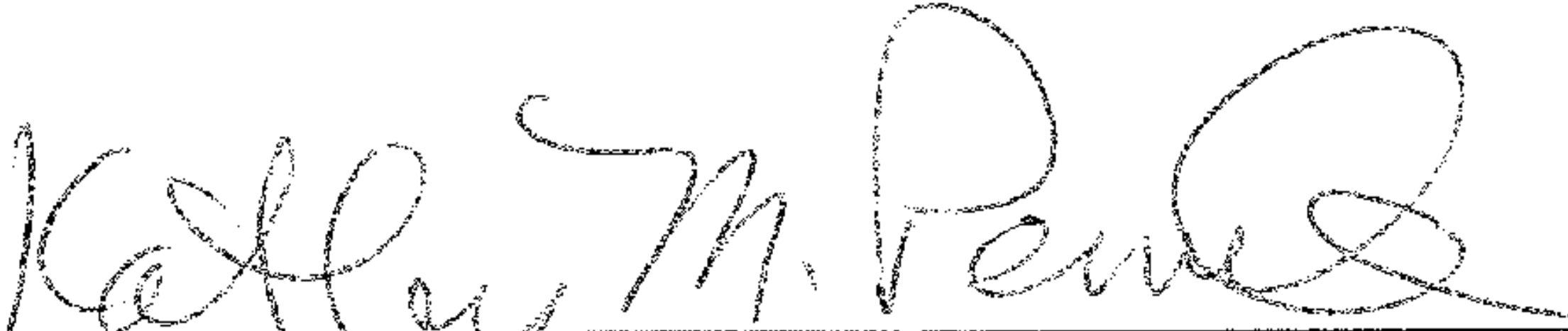

Witness 2 Signature:
Witness 2 Printed Name: Rebecca Reid

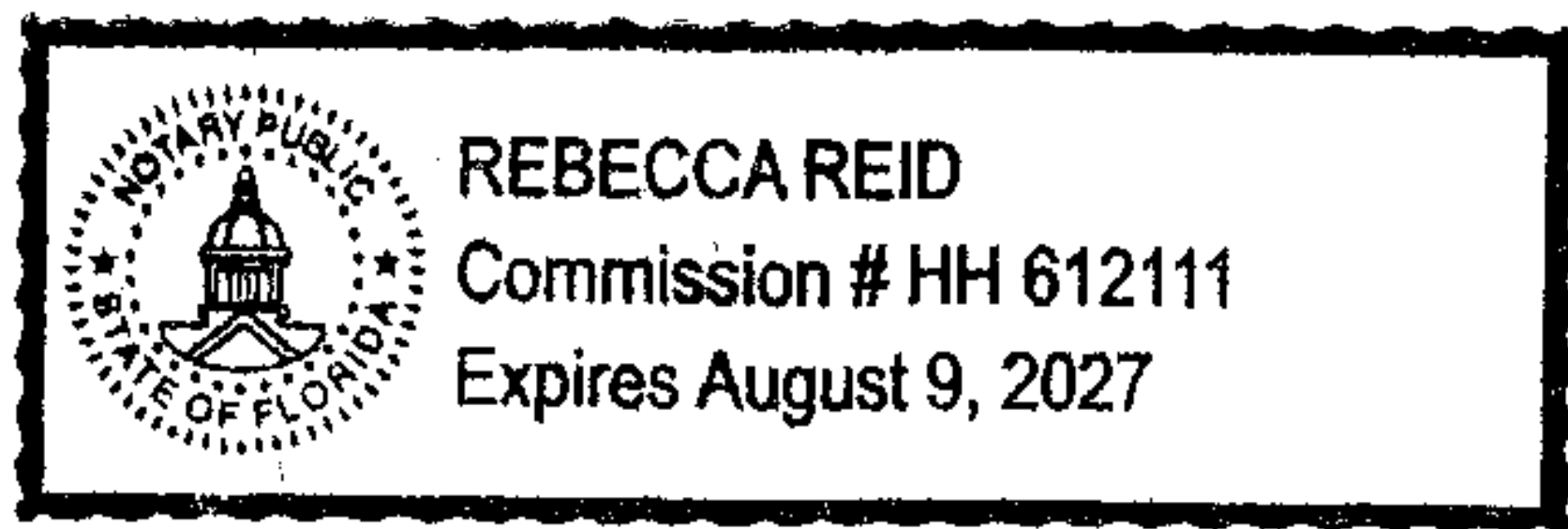
Post Office Address:
1800 Second Street, Suite 854, Sarasota, Florida 34236

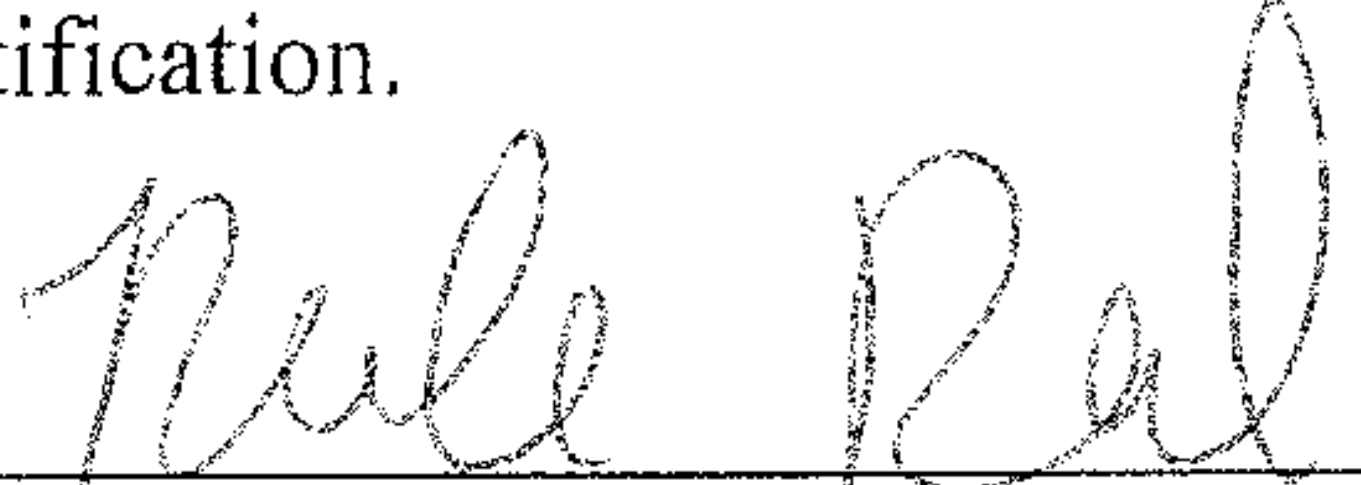
State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 10 day of September, 2026, by Michael Perivolaris and Kathy M. Perivolaris, who are personally known to me or who produced Drivers License as identification.


Michael Perivolaris (Seal)


Kathy M. Perivolaris (Seal)




Notary Public
Print Name: _____
My Commission Expires: _____

Notary Seal