

Prepared by and return to:
Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6650

6/11/2026 2:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3506129

Doc Stamp-Deed: \$11,417.00

Purchase Price: \$1,631,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$11,417.00
Parcel Identification No.: 2014050008

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

THIS INDENTURE made this June 11th, 2026, between **Gary Michael Foster, a married man, joined by his spouse, Marta Foster, Individually and as Trustee of The Gary Michael Foster Amended and Restated Revocable Trust, dated August 10, 2021, and any amendments thereto**, whose post office address is **30 North Drexel Avenue, Columbus, OH 43209**, hereinafter referred to as the “GRANTOR”, to **Stender Properties of Duluth III LLC, a Minnesota Limited Liability Company**, whose post office address is **220 Misquah Road, Duluth, MN 55804**, hereinafter referred to as the “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 8, Block 7, ST. ARMAND'S DIVISION OF JOHN RINGLING ESTATES, according to the plat thereof, as recorded in Plat Book 2 , Page 30 , of the Public Records of Sarasota County, Florida.

Together with all 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.

All individuals executing this instrument on behalf of GRANTOR hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the GRANTOR.

The named GRANTOR herein represent that they are the sole trustee(s) 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.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

[Signature]
Printed Name: Lamiqua Nowell
P.O. Address: 1012 Thomas Ave
Columbus, OH, 43223

WITNESSES #2:

[Signature]
Printed Name: Herman Landt
P.O. Address: 1045 Rosewood
are Columbus Ohio

**The Gary Michael Foster Amended and Restated
Revocable Trust, dated August 10, 2021, and any
amendments thereto**

By: [Signature] Trustee
**Gary Michael Foster, Individually and as
Trustee**

[Signature]
Marta Foster

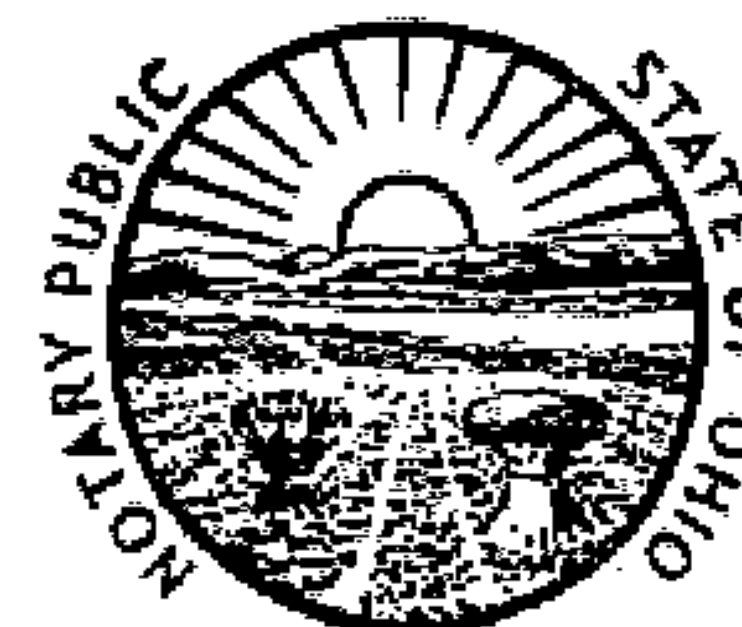
STATE OF Ohio
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 10 day of June, 2026, by Gary Michael Foster, a married man, joined by his spouse, Marta Foster, Individually and as Trustee of The Gary Michael Foster Amended and Restated Revocable Trust, dated August 10, 2021, and any amendments thereto.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification Produced: Drivers License



LAMIQUA A NOWELL
Notary Public
State of Ohio
My Comm. Expires
December 14, 2030