

6/11/2026 2:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506142

Prepared by and Return to:

Kate Baszto

MSC Title, Inc.

8325 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202

File No. 2026-450-KXB

Sales Price: \$1,495,000.00

Doc Stamp-Deed: \$10,465.00

General Warranty Deed

Made this 11th day of June, 2026 By **Franklin N. Biggins, a married man, Individually and as Trustee of The Franklin N. Biggins Revocable Trust U/A/D May 26, 2010**, whose address is: 1301 Peachtree St NE Unit 3F, 3f, Atlanta, GA 30309-2969, hereinafter called the grantor, to **David Robert Duerson and Grace E. Duerson, Trustees of The Duerson Revocable Trust dated March 9, 2022**, whose post office address is: 2550 Harbourside Dr #324, Longboat Key, Florida 34228, 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, (\$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 324, Building 3 of MARINA BAY, a condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2250, Page 1181, as thereafter amended, and as per Plat thereof recorded in Condominium Book 29, Page 6, as thereafter amended, of the Public Records Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto and together with Parking Space No. 324, as a limited common element, according to said Declaration of Condominium.

Parcel ID Number: **0007071048**

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.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon, nor do they reside contiguous thereto.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

Witness print name below:
Kate Baszto

The Franklin N. Biggins Revocable Trust U/A/D
May 26, 2010

By: [Signature]
Franklin N. Biggins, Individually and as Trustee
1301 Peachtree St NE Unit 3F, 3f, Atlanta, GA
30309-2969

Witness Address:

8325 Lakewood Ranch Blvd
Lakewood Ranch, FL 34202

[Signature]
Witness Signature above:

Witness print name below:
Sarah Hoffman

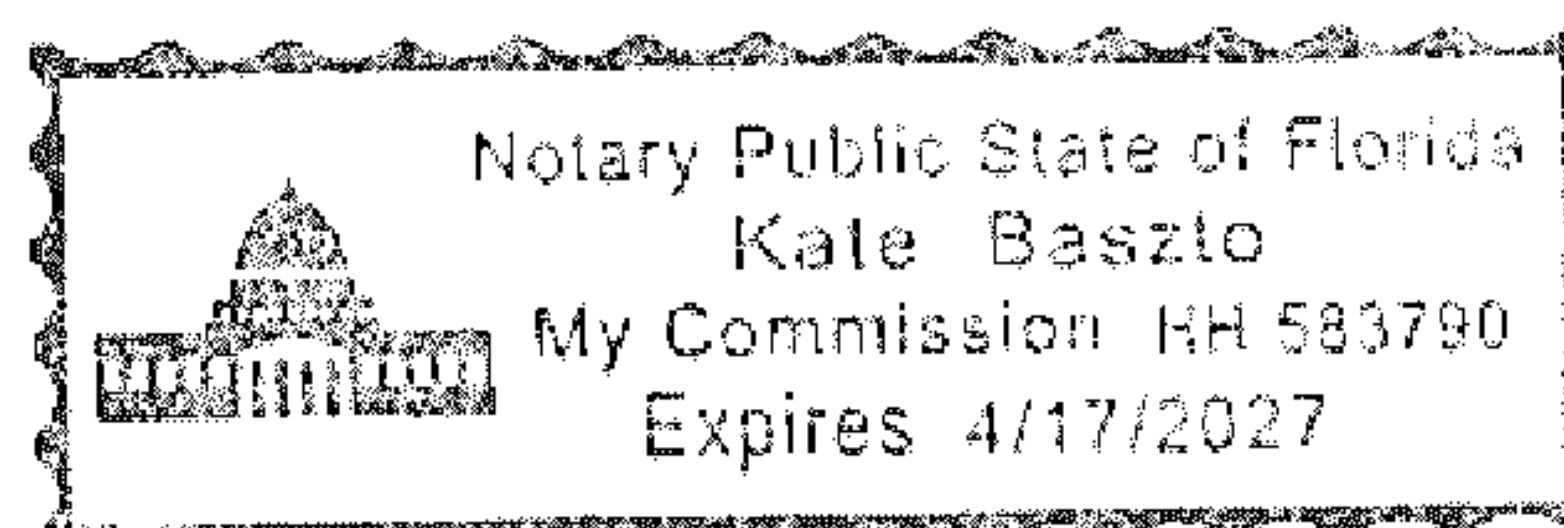
Witness Address:

8325 Lakewood Ranch Blvd
Lakewood Ranch, FL 34202

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by Franklin N. Biggins, a married man, Individually and as Trustee of The Franklin N. Biggins Revocable Trust U/A/D May 26, 2010, ☐ who is/are personally known to me or ☒ who has/have produced GAID as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary