

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026087300 2 PG(S)**

6/25/2026 4:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512660

Prepared by and Return to:

Sandra Cruz

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-480-SXC

Sales Price: Price: \$737,000.00

Doc Stamp-Deed: \$5,159.00

General Warranty Deed

Made this 25th day of June, 2026 By **Franklin J. Cona, individually and as Trustee of The Franklin J. Cona Living Trust dated July 2, 1992**, whose address is: 5314 Whitehaven Park Lane Southeast, Mableton, GA 30126, hereinafter called the grantor, to **Nina Oken and Mark Lear Montgomery, wife and husband, as tenants by the entirety**, whose post office address is: 5380 Gulf of Mexico Drive, 105, Longboat Key, FL 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 644, Grand Bay VI, a condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 2790, Page 1637, and any amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel ID Number: **0004102022**

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.

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)

Susan Marra
Witness Signature above:

Witness print name below:
Susan Marra

Franklin J Cona , individually, and as Trustee of
The Franklin J. Cona Living Trust dated July 2,
1992

By: Franklin J Cona, Trustee
Franklin J. Cona, Trustee
5314 Whitehaven Park Lane Southeast, Mableton,
GA 30126

Witness Address:
5314 Whitehaven Park Ln
Mableton, GA 30126

N L SUGGS
Witness Signature above:

Witness print name below:
N L SUGGS

Witness Address:
231 Spring Creek Ln SE Marietta Ga 30060

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of JUNE, 2020, by Franklin J. Cona, individually, and as Trustee of The Franklin J. Cona Living Trust dated July 2, 1992, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

N L SUGGS
Signature of Notary Public
N L SUGGS
Print, Type/Stamp Name of Notary

