

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026090068 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3514870

Consideration: \$735,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
324 South Hyde Park Avenue
Suite 325
Tampa, FL 33606
26-48796-001

Doc Stamp-Deed: \$5,145.00

Property Appraiser's Parcel ID No.: 0106-07-5413

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 1st day of July, 2026, by and between **Paul G. Carlson and Marilyn J. Carlson, Individually, as Husband and Wife, and as Trustees of THE PAUL G. CARLSON AND MARILYN J. CARLSON REVOCABLE LIVING TRUST DATED JANUARY 3, 2019**, whose address is **8024 Via Fiore, Sarasota, FL 34238** (hereinafter "GRANTOR"), and **CHARLES GEORGE DURANTY, JR., A SINGLE MAN**, whose address is **625 N Waiola Ave, La Grange Park, IL 60526**, and **BRIAN CHARLES DURANTY, A SINGLE MAN**, whose address is **123 North Desplaines Street, Apt 605, Chicago, IL 60661**, **AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (hereinafter "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:

UNIT 204, EXCELSIOR BEACH TO BAY CONDOMINIUM, SECTION FIVE, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1424, PAGE 617, ET. SEQ., AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 9, 9A THROUGH 9F, INCLUSIVE, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

Together with 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.

The named Grantor(s) herein represent that they are the sole trustees 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(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Gabrielle Donofrio
Printed Name Gabrielle Donofrio
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

(2) William McComb
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

GRANTOR:

The Paul G. Carlson and Marilyn J. Carlson
Revocable Living Trust dated January 3, 2019

By: Paul Carlson
Paul G. Carlson, Individually
and as Trustee aforesaid

By: Marilyn J. Carlson
Marilyn J. Carlson, Individually
and as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 29th day of June, 2026, by Paul G. Carlson and Marilyn J. Carlson, Individually, and as Trustees of The Paul G. Carlson and Marilyn J. Carlson Revocable Living Trust dated January 3, 2019, (☐) who is/are personally known to me or (☒) who has/have produced Florida Driver License as identification.

William C. McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary

