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**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026107843 2 PG(S)**

8/7/2026 1:22 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

SIMPLIFILE

Receipt # 3529906

Prepared by and return to:
Jessica A. Israileff
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:29502

Doc Stamp-Deed: \$1,505.00

Consideration: \$215,000.00

General Warranty Deed

Made this August 7, 2026 By **David B. Bergen, an unmarried widower, Individually and as Trustee of the David B. Bergen Trust U/A/D April 22, 2020, as amended**, whose post office address is: 2121 Mulguy Court, Inverness, Illinois 60010, hereinafter called the Grantor, to **MDD Holdings Group LLC, a Wyoming limited liability company**, whose post office address is: 30 N. Gould Street, Suite N, Sheridan, Wyoming 82801, 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:

Unit 19, THE HAMMOCKS, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1385, Page 26, and all subsequent amendments thereto, and as per plat thereof, recorded in Condominium Book 14, Page 49, and amendments thereto, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Grantor herein states that the above referenced Trust has not been revoked, amended or modified in any way which effects the powers of the trustee to grant, sell and convey real property and that said trust is still in full force and effect and that David B. Bergen is still acting as Trustee.

Parcel ID Number: **0260071019**

Subject to taxes for 2026 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

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.

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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.

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:

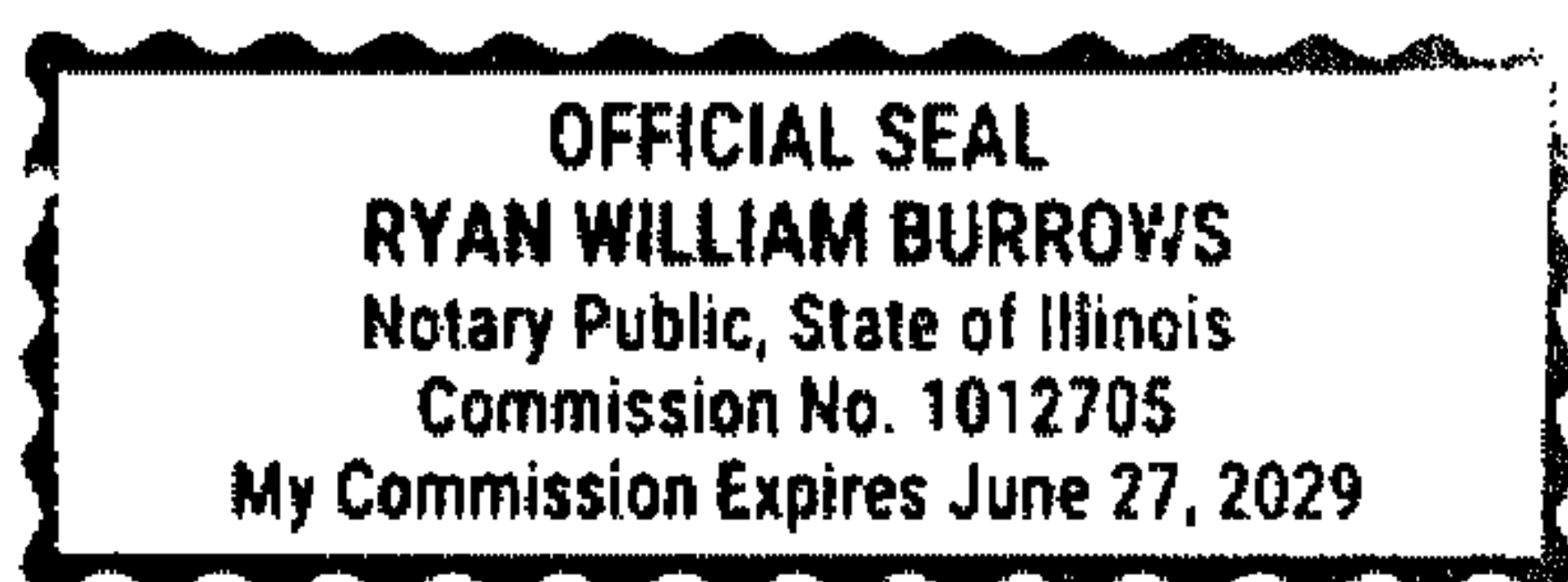
Witness Signature: [Signature]
Witness # 1 Printed Name: Lin Kellner
Post Office Address: 116 S Northwest Hwy
Barrington, IL, 60010

xDavid B. Bergen (Seal)
David B. Bergen, Individually and as Trustee of the David B.
Bergen Trust U/A/D April 22, 2020, as amended

Witness Signature: [Signature]
Witness # 2 Printed Name: Jack Nash
Post Office Address: 116 S NW Highway

State of Illinois
County of Lake

I am a Notary Public of the State of Illinois, and my commission expires on 06-27-2029. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this Aug 31, 2026, by David B. Bergen, as Trustee of the David B. Bergen Trust U/A/D April 22, 2020, as amended, who is personally known to me or who produced Driver's License as identification.



(SEAL)

Ryan William Burrows
Notary Public
My Commission Expires: 06-27-2029