

8/10/2026 1:02 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3530517

THIS INSTRUMENT WAS PREPARED BY:

BRIAN SIMS, Esq.

SIMS & CAMPBELL, LLC

500 York Road

Towson, Maryland 21204

RETURN TO:

SIMS & CAMPBELL, LLC

500 York Road

Towson, Maryland 21204

Doc Stamp-Deed: \$0.70

Parcel Identification No.: 0126-10-3043

WARRANTY DEED

THIS WARRANTY DEED dated this 10th day of August, 2026, by KRISTEN JOY DURKIN, known of record as KRISTEN J. DURKIN, and EDWARD JOSEPH DURKIN, known of record as EDWARD J. DURKIN, wife and husband, whose post office address is 259 Hunters Ridge Road, Timonium, MD 21093, hereinafter called the Grantors, to KRISTEN JOY DURKIN, Trustee of the Kristen Joy Durkin Revocable Trust dated January 18, 2024, as may be amended and/or restated, and EDWARD JOSEPH DURKIN, Trustee of the Edward Joseph Durkin Revocable Trust dated January 18, 2024, as may be amended and/or restated, whose post office address is 259 Hunters Ridge Road, Timonium, MD 21093, hereinafter called the Grantees.

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantors, for NO MONETARY CONSIDERATION, hereby grant and convey a fifty percent (50%) tenant-in-common interest to each of the Grantees, their successors and assigns forever, in that certain parcel of land situate in Sarasota County, Florida, viz:

Unit 220, Building 16B, PELICAN COVE CONDOMINIUM IX, now known as PELICAN COVE, a Condominium, according to the Declaration of Condominium thereof, as recorded in the Official Records Book 1212, Page 1021, and by virtue of Merger recorded in Official Records Book 1673, Page 918, as thereafter amended, and as per Plat thereof recorded in Condominium Book 10, Pages 23, 23A through 23F, inclusive, as thereafter amended, of the Public Records of Sarasota County, Florida.

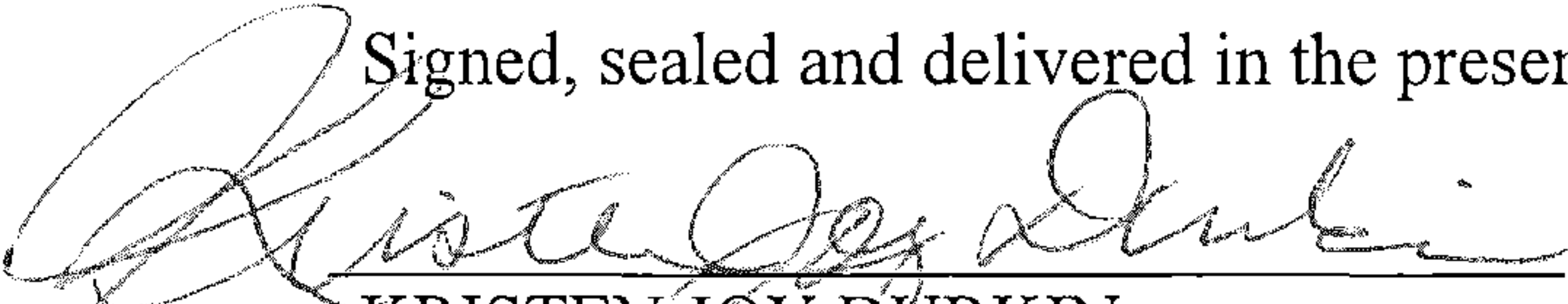
Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

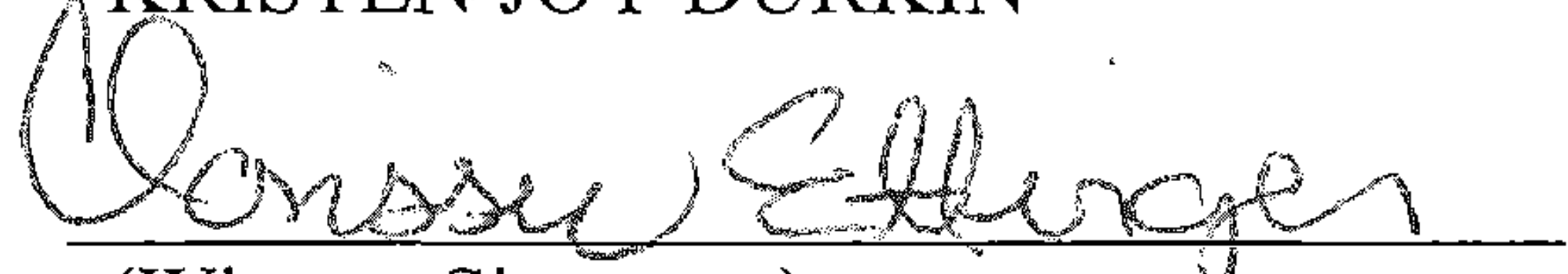
AND the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

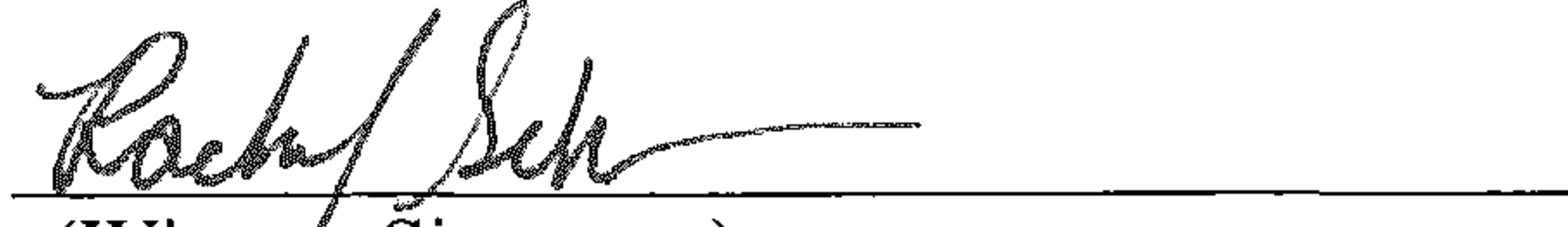
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

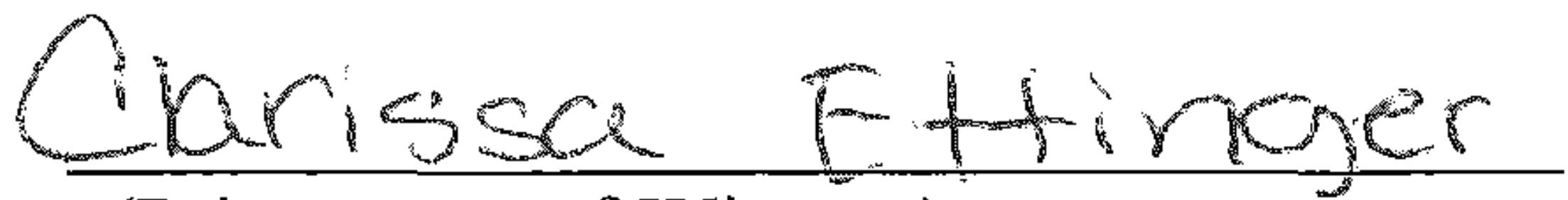
Signed, sealed and delivered in the presence of:

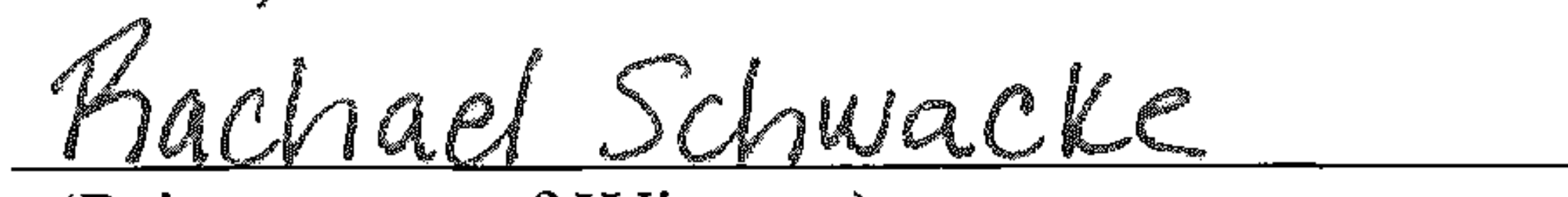

KRISTEN JOY DURKIN


EDWARD JOSEPH DURKIN


(Witness Signature)

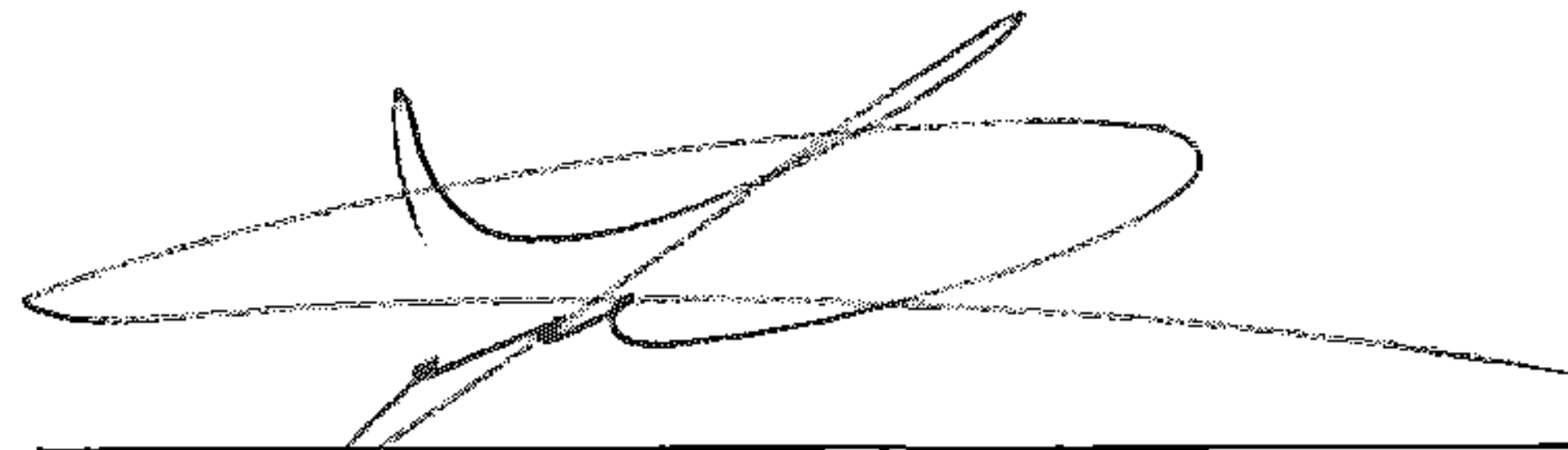

(Witness Signature)


(Print name of Witness)

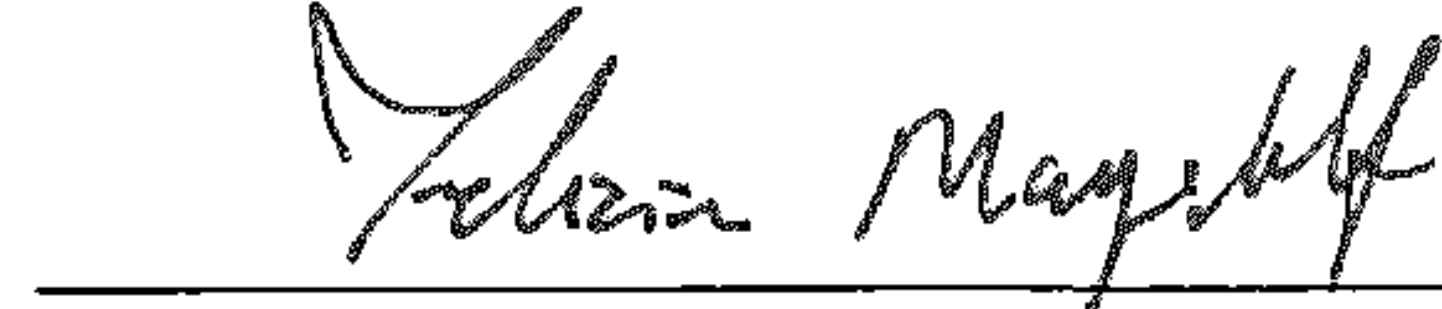

(Print name of Witness)

STATE OF MARYLAND
COUNTY OF BALTIMORE

THE FOREGOING Deed was acknowledged (or sworn to and subscribed) before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August, 2026, by Kristen Joy Durkin and Edward Joseph Durkin, who are personally known to me or who have produced a driver's license as identification and who did (did not) take an oath.



Signature of Notary Public



Printed, Typed or Stamped Name of Notary Public

