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9/2/2026 2:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540475

This Instrument Prepared By:

Kevin M. Collver

Barnes Walker, Goethe, Perron, Shea, Johnson & Robinson, PLLC

3119 Manatee Avenue West

Bradenton, Florida 34205

Telephone: (941) 741-8224

File Number: 82206.000

Doc Stamp-Deed: \$0.70

Parcel Identification Number: 0192090039

Consideration:	\$10.00
Documentary Stamp Tax:	\$0.70
Recording: (2 pages)	\$18.50
Indexing	\$0.00
Total Due:	\$19.20

WARRANTY DEED

THIS WARRANTY DEED, between:

ROBERT WILLIAM DUNCAN, an unmarried person, and

ROBERT WILLIAM DUNCAN as Trustee of THE ROBERT W. DUNCAN TRUST, dated September 2, 2026, whose post office address is 6615 Silverstar Drive, Sarasota, Florida 34240, Grantee.

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to said Grantee and Grantee's successors, and hereby grants and conveys forever the following described land situated in SARASOTA County, Florida, to wit:

Lot 39, AVANTI AT WATERSIDE, according to the plat thereof, as recorded in Plat Book 56, Page(s) 400 through 409, Public Records of Sarasota County, Florida.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Where used herein the terms Grantor, Grantee, Settlor, and Trustee shall be construed as singular or plural as the context requires.

Notice to Property Appraiser – Homestead Exemption. The Grantor confirms that under the terms of the Trust referred to above, Grantor retains a possessory right in the subject property, has not less than a beneficial interest for life and "equitable title to real estate" as that term is used in Section 6, Article VII of the State Constitution, that the Grantor intends to maintain the subject property as Grantor's permanent residence, and that the Grantor is entitled to a homestead tax exemption pursuant to the provisions of § 196.041(2) and § 196.031, Florida Statutes, and s. 6, Art. VII of the State Constitution.

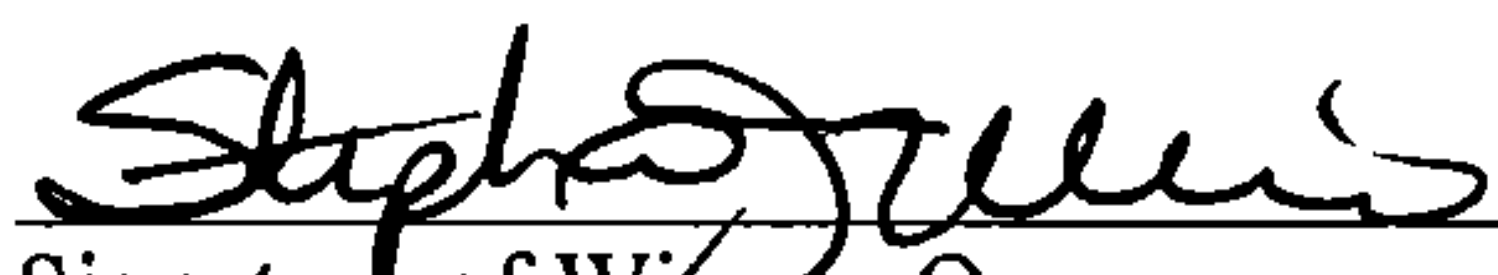
Notice Concerning Documentary Stamp Taxes. This is a conveyance of the Grantor's interest in the subject property to a revocable trust under which the Grantor has the authority to revoke said trust and is not subject to documentary stamp taxes. Florida Administrative Code section 12B-4.013(28)(i).

Trustee Powers and Succession. The Trustee named herein shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of both the legal and equitable interest in the real property conveyed by this deed. When more than one Trustee is serving, each Co-Trustee shall have the authority to act without the joinder of the other in exercising such powers. All Successor Trustees are hereby granted the power to convey, protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage

and dispose of the real property described in this deed. The powers of the Trustee and all Successor Trustees shall extend to any and all rights which the Grantor possesses in the above described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

EXECUTED on September 2, 2026.

Signed, sealed and delivered in our presence:

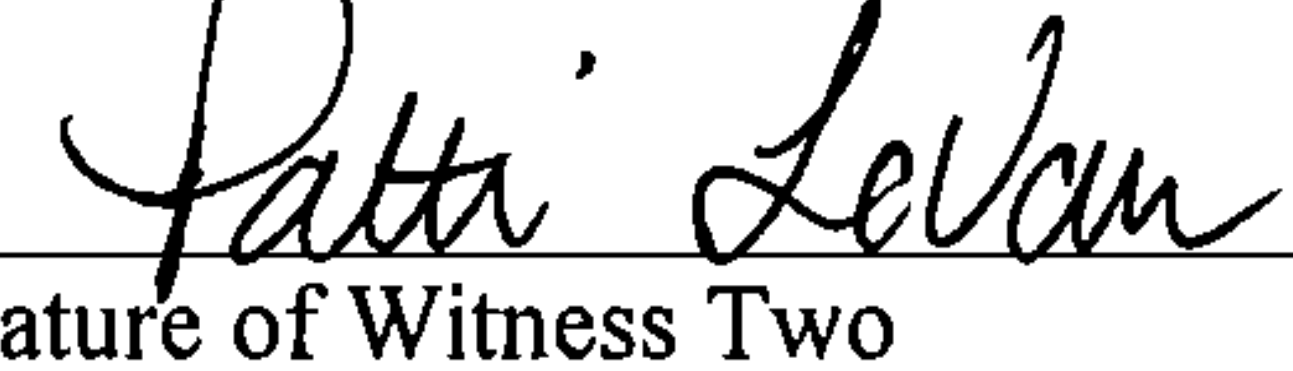

Signature of Witness One

Stephanie J. Wix

Printed name of Witness One

3119 Manatee Avenue West, Bradenton, FL 34205

Post Office Address of Witness One


Signature of Witness Two

Patti LeVan
Printed name of Witness Two

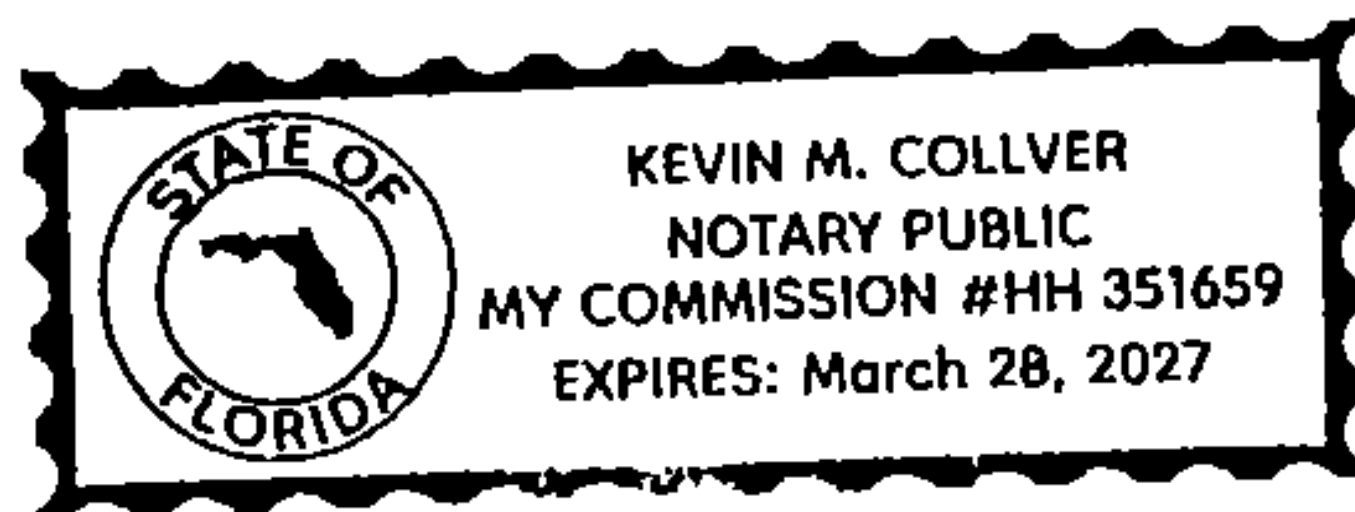
3119 Manatee Avenue West, Bradenton, FL 34205

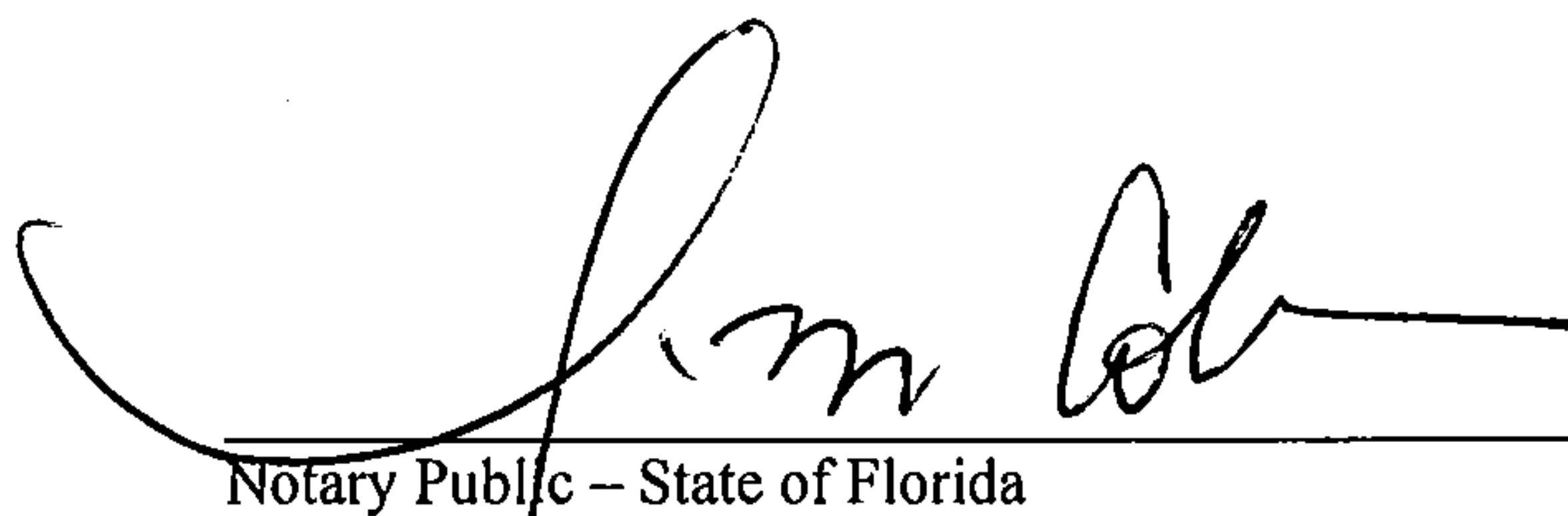
Post Office Address of Witness Two

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by ROBERT WILLIAM DUNCAN, who ☐ is personally known to me or ☒ produced a Florida Driver's License as identification on September 2, 2026.

[AFFIX NOTARY SEAL]




Notary Public – State of Florida

This deed has been prepared at the Grantor's request without examination or legal opinion of title.