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INSTRUMENT # 2026041835 2 PG(S)

3/31/2026 3:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3474069

Prepared by and Return To:

Terri Reese
Fidelity National Title of Florida, Inc.
189 Center Road
Venice, FL 34285

Order No.: FTPA26-157785

Doc Stamp-Deed: \$3,780.00

APN/Parcel ID(s): 0175051009

WARRANTY DEED

THIS WARRANTY DEED dated March 27, 2026, by Suzanne J. Rogers, Individually and as Successor Trustee of the Suzanne J. Rogers 2005 Revocable Trust (as restated) dated December 12, 2005, hereinafter called the grantor, to Stephen Conway and Gayle Conway, husband and wife, whose post office address is 741 Carla Lane, Saint Paul, MN 55109, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Sarasota, State of Florida, to wit:

Unit 3A, Parcel "A" of Bahia Mar Apartments, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 582, Page(s) 1, of the Public Records of Sarasota County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

The undersigned hereby affirms that the referenced trust has not been amended or revoked and is in full force and effect.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Roberta A Davis
Witness Signature #1

ROBERTA A DAVIS
Print Name

Address: 5731 S WUE
COLUMBIA CITY, IN 46725

Mike Rogers
Witness Signature #2

MIKE ROGERS
Print Name

Address: 4304 PIAZZA CIRCLE
F. WAYNE IN 46804

Suzanne J. Rogers 2005 Revocable Trust dated December 12, 2005

BY: Suzanne J. Rogers
Suzanne J. Rogers, Individually and as Successor Trustee

Address: 4620 W Hamilton Rd S
Fort Wayne, IN 46814

TWO DIFFERENT WITNESSES REQUIRED
SIGN AND PRINT YOUR NAME

State of INDIANA

County of ALLEN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of March, 2026, by Suzanne J. Rogers, Individually and as Successor Trustee of the Suzanne J. Rogers 2005 Revocable Trust dated December 12, 2005, to me known to be the person(s) described in or who has produced IN. DRIVERS LICENSE as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

Roberta A Davis
Notary Public

Print Name: ROBERTA A DAVIS
Notary Public in and for the State of INDIANA
My Commission Expires: 5-14-2027

