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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480705

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP
P.O. Box 49948
Sarasota, FL 34230-6948
Phone: (941) 366-6660
Attention: Juan C. Villaveces, Esq.
Our File Number: 330962-415792

Doc Stamp-Deed: \$21,700.00

Consideration: \$3,100,000.00
Doc Stamps: \$21,700.00
Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 15th day of April, 2026, by Matthew T. Clarke, a single man ("Grantor") to Karen R. Troyer and Matthew P. Troyer, as Co-Trustees of the Karen R. Troyer Revocable Trust u/a/d January 28, 2016, as amended, with full power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the property described herein, pursuant to Florida Statute §689.073, whose post office address is 8847 Colonels Court, Sarasota, FL 34240 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot W-6, Founders Club, according to the plat thereof, recorded in Plat Book 44, Pages 30 of Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0222030051.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES:

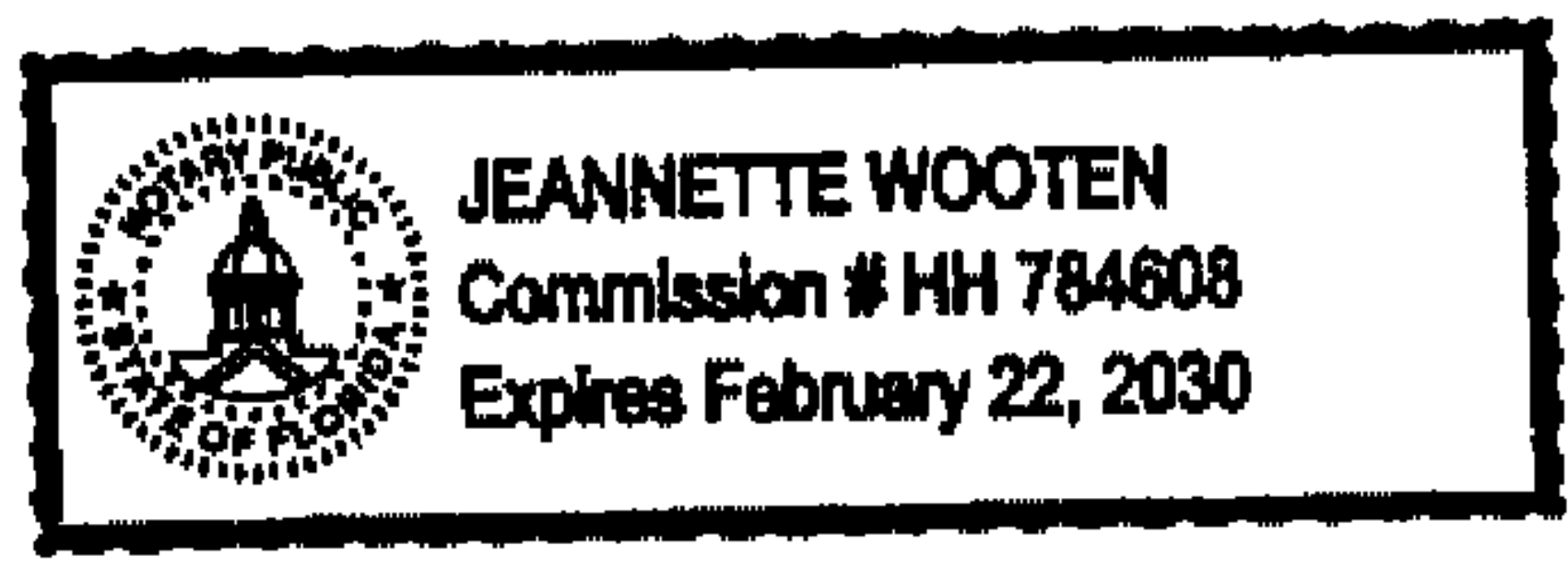
Witness#1 Sign: [Signature]
Witness#1 Print: JUAN C. VILLAVECES
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

[Signature]
Matthew T. Clarke
Address: 3131 Lake Drive Southeast
East Grand Rapids, MI 49506

Witness#2 Sign: [Signature]
Witness#2 Print: JEANNETTE WOOTEN
Witness #2 Address: P.O. Box 49948
Sarasota, FL 34230

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of April, 2026, by Matthew T. Clarke.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Personally Known ___ (OR) Produced Identification
Type of identification produced FLD