

4/17/2026 3:23 PM

KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3482190

Consideration: \$965,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road, Ste 210  
Venice, FL 34285

Doc Stamp-Deed: \$6,755.00

Property Appraiser's Parcel ID No.: 0443160010

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED TO TRUSTEE

**THIS WARRANTY DEED TO TRUSTEE**, is made this 17th day of April, 2026, by and between **MICHAEL E. MCCREERY AND KAREN F. MCCREERY, HUSBAND AND WIFE**, whose address is **16614 Ellison Avenue, Omaha, NE 68116** (hereinafter "GRANTOR"), and **BARRY A. CLARK AND DINA B. CLARK, AS TRUSTEES OF THE BARRY A. CLARK REVOCABLE TRUST DATED FEBRUARY 5, 2018**, whose address is **PO Box 206, Council Grove, KS 66846** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 38, THE RESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 26, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) [Signature]  
Printed Name Andrew Conaboy  
P.O. Address 201 Center Rd. Ste. 210  
Venice, FL 34285

[Signature]  
Michael E. McCreery  
[Signature]  
Karen F. McCreery

(2) [Signature]  
Printed Name Susan Brooker  
P.O. Address 933 E Kandola Dr.  
Venice, FL 34293

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization, this 15 day of April, 2026, by Michael E. McCreery and Karen F. McCreery, ( ) who are personally known to me or (x) who have produced Driver License as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

