

4/22/2026 11:09 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3483894

Consideration: \$425,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: William McComb, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239

Doc Stamp-Deed: \$2,975.00

Property Appraiser's Parcel ID No.: 0080-09-1011

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED TO TRUSTEE

**THIS WARRANTY DEED TO TRUSTEE**, is made this 21st day of April, 2026, by and between **MARGERY B. TATE, A SINGLE WOMAN**, whose address is **c/o Jonathan T. Anderson, 3665 Bee Ridge Road, #300, Sarasota, FL 34233** (hereinafter "GRANTOR"), and **JOHN H. BOLL, AS TRUSTEE OF THE JOHN H. BOLL TRUST DATED APRIL 24, 1995, AS AMENDED AND RESTATED, AS TO AN UNDIVIDED 50% INTEREST AND DAVID P. BOLL AND KATHLEEN B. BOLL, AS TRUSTEES OF THE BOLL FAMILY TRUST DATED FEBRUARY 5, 2018, AS TO AN UNDIVIDED 50% INTEREST**, whose address is **149 Big Pass Lane, Siesta Key, FL 34242** (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:

**THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT NO. V-11, AND AN UNDIVIDED 1/28 SHARE IN THOSE COMMON ELEMENTS APPURTENANT THERETO IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF THAT DECLARATION OF CONDOMINIUM OF WHISPERING SANDS CONDOMINIUM VILLAGE, SECTION ONE, AS RECORDED IN OFFICIAL RECORD BOOK 749\739 AT PAGES 986\178 TO 206 INCLUSIVE OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; AND AS PER CONDOMINIUM PLAT RECORDED IN CONDOMINIUM BOOK 2, PAGES 40 & 45, 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.

This deed is executed pursuant to, and in accordance with that certain Power of Attorney dated August 19, 2024 (the "POA"). The Grantor of the POA (a) is alive, and (b) has not revoked or otherwise amended the POA.

*(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:

(1) Harriet Stophel  
Printed Name Harriet Stophel  
P.O. Address 5145 Ocean Blvd.  
Sarasota, FL 34242

(2) William McComb  
Printed Name William McComb  
P.O. Address 3700 S. Tanager Trail,  
Sarasota, FL 34239

GRANTOR:

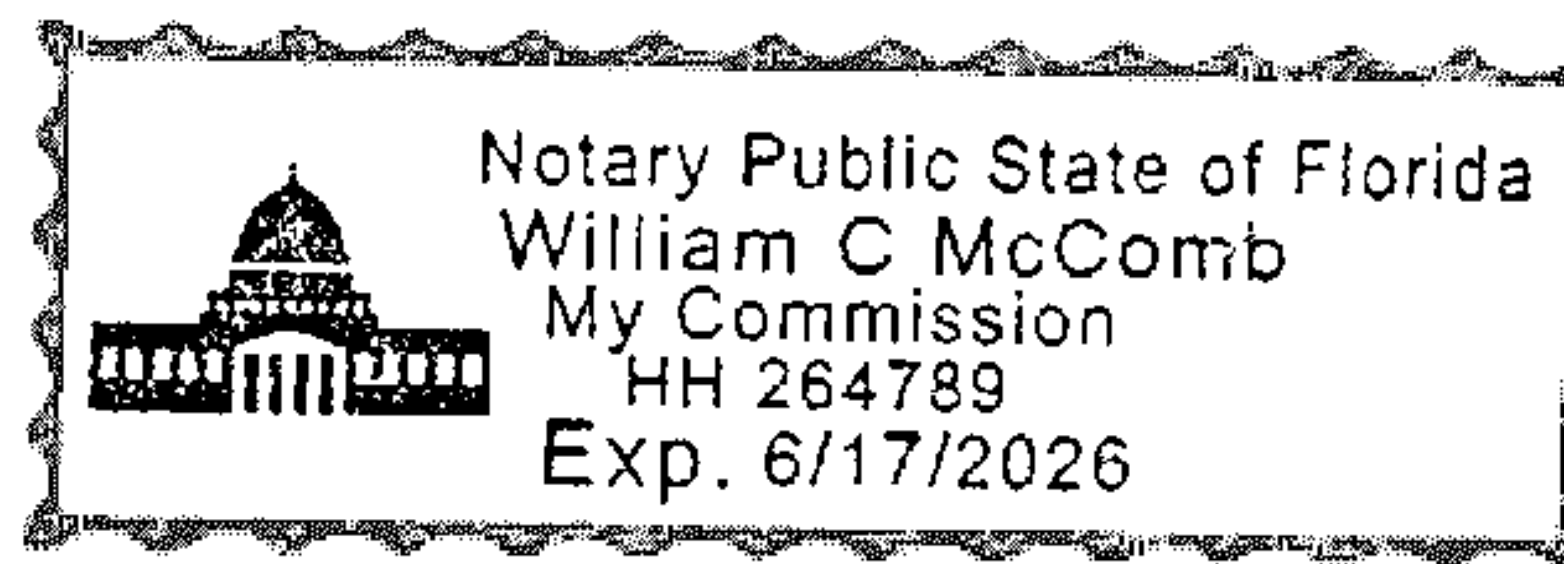
Margery B. Tate by Jonathan T. Anderson  
as her Attorney in Fact

**Margery B. Tate by Jonathan T. Anderson, as her Attorney-In-Fact**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of April, 2026, by Jonathan T. Anderson, as Attorney-In-Fact for Margery B. Tate,  who is/are personally known to me or  who has/have produced Florida Driver License as identification.

William C McComb  
Signature of Notary Public



Print, Type/Stamp Name of Notary