

4/27/2026 2:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3486036

Doc Stamp-Deed: \$4,025.00

Prepared by and when  
recorded, return to:  
Cynthia A. Riddell, Esq.  
Cynthia A. Riddell, P.A. d/b/a Riddell Law Group  
3400 S. Tamiami Trail  
Sarasota, Florida 34239  
(941) 366-1300  
File Number: 26-040.S

## WARRANTY DEED

This Indenture, made on this 24<sup>TH</sup> day of April 2026 by 94 Jamaica Royale Assoc., LLC, a Florida limited liability company whose address is P.O. Box 243, Epsom, New Hampshire 03234, hereinafter called the grantor, to TGG Resorts, LLC, an Arkansas limited liability company whose address is 392 Swiss Mountain Dr., Mountain Home, Arkansas 72653, hereinafter called the grantee:

(Whenever used herein the term "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 **Five Hundred Seventy Five Thousand dollars & no cents, (\$575,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 94, JAMAICA ROYALE, Unit 2, a Condominium, according to the Declaration of Condominium recorded in Official Record Book 826, Page 209, and as per plat thereof recorded in Condominium Book 3, Page 40, Public Records of Sarasota County, Florida.

Parcel ID Number: **0105135316**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Subject to restrictions, reservations, easements of record and taxes for the current and subsequent years.**

**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 current year taxes.**

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Witness Signature Diana Love

Witness Printed Name Diana Love

Witness Address 312 Warren St #6  
Boxbury MA 02119

Witness Signature Tia T Phillips

Witness Printed Name Tia T. Phillips

Witness Address 78 Ashland St  
Mandchester, NH 03104

[Signature] HBR  
**Scott Thayer as Authorized Member of 94 Jamaica Royale Assoc., LLC, a Florida limited liability company**

STATE OF New Hampshire

COUNTY OF Merrimack

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on April 24, 2026, by Scott Thayer as Authorized Member of 94 Jamaica Royale Assoc., LLC, a Florida limited liability company, who ( ) is personally known to me or who ( ) has produced NH DL as identification.

SEAL:

Tia T Phillips  
Notary Public, State of New Hampshire  
My Commission Expires 08/30/2029

[Signature]  
Notary Public - Signature  
Print Name: Tia T. Phillips  
My Commission Expires: 08/30/29

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**Resolution by the Members**

for

**94 Jamaica Royale Assoc LLC**

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**We, the undersigned, the members of this limited liability company, consent and agree that the following company resolution was made on the 20th day of April 2026, at the following location:**

Online Meeting  
\_\_\_\_\_  
\_\_\_\_\_

**We do hereby consent to the adoption of the following as if it was adopted at a specially called meeting of the members for this Company. In accordance with State laws and the Operating Agreement of this Company, the members decided unanimously that:**

Scott Thayer shall be given unanimous approval to act on behalf of the LLC for the matter of selling substantially all  
of the assets of the LLC.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Now, therefore, it is resolved, that the Company shall:**

Provide approval for Scott Thayer to act on behalf of the LLC in the matter of selling substantially all of the assets  
of the LLC.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**The members of this Company are authorized to perform the acts to carry out this Resolution.**

**[signatures on the following page]**

We, the undersigned members of this limited liability company, unanimously consent and agree to all of the above on this 20<sup>TH</sup> day of APRIL 2016.

  
Member Signature

SCOTT THAYER  
Printed Name

4/20/16  
Date

  
Member Signature

Betsy T. Butzer  
Printed Name

4-20-2016  
Date

\_\_\_\_\_  
Member Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date