

Prepared by and return to:

David G. Fisher, Esquire
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6/2/2026 4:35 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502259

File #: CLAD3H-1

Parcel Identification #:0374020090

Doc Stamp-Deed: \$0.70

WARRANTY DEED

This warranty deed is made this 28th day of May, 2026, between **Douglas Bennett Clark and Donna Lee Clark, husband and wife**, whose post office address is 24 Secret Rd., Chebeague Island, ME 04017-3246 (the "Grantor"), and **Douglas Bennett Clark and Donna Lee Clark, as trustees of the Douglas and Donna Clark Joint Revocable Trust dated August 25, 2025**, whose post office address is 24 Secret Rd., Chebeague Island, ME 04017-3246 (the "Grantee"). (*"Grantor" and "Grantee" are used for singular or plural, as context requires.*)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, paid or given to the Grantor by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **Sarasota** County, Florida, to-wit:

Lot 9, Block 1, Venetian Golf and River Club, Phase 2B, according to the map or plat thereof, as recorded in Plat Book 43, Page 26, public records of Sarasota County, Florida.

Subject to taxes for the year 2026 and subsequent years, and all easements, reservations and restrictions of record, which are not reimposed by this deed.

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

TO HAVE AND HOLD the same in Fee Simple forever.

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except as stated above.

The Grantor hereby grants to the above named trustee and the successor trustees of the trust referred to above, full power and authority to protect, conserve, sell, convey, lease, grant, and encumber all interests conveyed by this instrument, and otherwise manage and dispose of those interests, it being the intent of the Grantor to vest in the above name trustee and the successor trustees of the trust referred to above full rights of ownership as authorized by Florida statute 689.073.

Preparer's Note: This deed was prepared from unverified information and the preparer did not examine the title. No responsibility is assumed by the preparer for title or description problems.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Sign, sealed and delivered
in the presence of:

Stephanie Rogers
Witness #1 – As To Both
Print Name: Stephanie Rogers
Address: 360 US Route 1, Suite 1
Yarmouth ME 04096

Douglas Bennett Clark
Douglas Bennett Clark

Vanessa L. Record
Witness #2 – As To Both
Print Name: Vanessa L. Record
Address: 360 US Route 1, Suite 1
Yarmouth ME 04096

Donna Lee Clark
Donna Lee Clark

STATE OF MAINE
COUNTY OF Cumberland

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2026, by **Douglas Bennett Clark and Donna Lee Clark**, who ☐ are personally known to me or ☒ produced a driver's license as identification.

[STAMP]

Tammy Clifford
Notary Public
Name: Tammy Clifford
My Commission Expires:

