

8/25/2026 2:33 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537059

Doc Stamp-Deed: \$12,600.00

Prepared by and Recording requested by:
Faith M. Test, Closing Officer
Barnes Walker Title, Inc.
5203 Gulf Drive
Holmes Beach, FL 34217

File Number: 2026-517-ISL
Parcel ID: 0004-05-0019
Doc Stamps: \$ 12,600.00

WARRANTY DEED

This indenture, made August 25, 2026 between Michael Bradley Baker, Individually and as Trustee, and Sandra Catherine Baker, Individually and as Trustee of The Bradley and Sandra Baker Family Living Trust dated March 10, 2014, husband and wife, whose post office address is: 10742 North Hideout Trail, Hideout, UT 84036 Grantor, to Helene J. McNerney, Trustee of Helene J. McNerney Trust dated January 27, 2026, whose post office address is: 3526 Fair Oaks Lane, Longboat Key, FL 34228, Grantee:

WITNESSETH: that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, remised, sold, transferred, and conveyed, to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee, Florida, to-wit:

Lot 98, Manchester Bay a/k/a Queens Harbour, according to the map or plat thereof recorded in Plat Book 33, Page 47, of the Public Records of Sarasota County, Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; zoning and other governmental regulations; and covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, free and clear of all liens and encumbrances unless noted above, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witnesses:

Grantor:

Faith M. Test

WITNESS

PRINT NAME: Faith M. Test

Tracy Fox

WITNESS

PRINT NAME: Tracy Fox

Tracy Fox

Michael Bradley Baker

Michael Bradley Baker, Individually and as
Trustee of The Bradley and Sandra Baker Family
Living Trust dated March 10, 2014

Sandra C. Baker

Sandra Catherine Baker, as Trustee of The
Bradley and Sandra Baker Family Living Trust
dated March 10, 2014

First Witness Address: 5203 Gulf Drive
Holmes Beach, FL 34217

Second Witness Address: 5203 Gulf Drive
Holmes Beach, FL 34217

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 24th day of August, 2026, by Michael Bradley Baker, Individually and as Trustee of The Bradley and Sandra Baker Family Living Trust dated March 10, 2014 and Sandra Catherine Baker, Individually and as Trustee of The Bradley and Sandra Baker Family Living Trust dated March 10, 2014, (☐) who is/are personally known to me or (☒) who has/have produced FL Driver's Licenses as identification.

Faith M. Test

Signature of Notary Public



FAITH M. TEST
Commission # HH 322859
Expires December 22, 2026

Print, Type/Stamp Name of Notary

WARRANTY DEED