

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026115994 2 PG(S)**

8/25/2026 2:52 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537089

Doc Stamp-Deed: \$13,475.00

Prepared by and return to:

Sara Huddleston

Preferred Settlement Services

1605 Main Street

Suite 1112

Sarasota, FL 34236

(941) 376-9551

File No 2026-6789

Purchase Price: \$1,925,000.00

Recording Costs: \$18.50

Florida Documentary Stamp Tax: \$13,475.00

Parcel Identification No.: 0005010019

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this **25th day of August, 2026**, between **Bengal Holdings of Florida, LLC**, a Florida Limited Liability Company, whose post office address is **3271 Bayou Rd, Longboat key, FL 34228-4306**, Grantor, to **Bradley Baker and Sandra Baker**, as Trustees of The Bradley and Sandra Baker Family Living Trust, dated March 10, 2014 as amended on May 23, 2016, as amended, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein as provided for in Florida Statute § 689.073 (as amended), whose post office address is **10742 North Hideout Trail, Hideout, UT 84036**, 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, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 2, Block C, BAY ISLES, UNIT NO. 2, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 5, of the Public Records of Sarasota County, Florida.

Together with all 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 have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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

Signed, sealed and delivered in our presence:

WITNESSES #1:

Pamela K. Turner

Printed Name: PAMELA K. TURNER

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

WITNESSES #2:

Sara Huddleston

Printed Name: Sara Huddleston

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

Bengal Holdings of Florida, LLC, a Florida
Limited Liability Company

By: *Celeste M. Frankle*
Celeste M. Frankle, as Managing Member

By: *Philip A. Frankle*
Philip A. Frankle, as Managing Member

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of August, 2026, by Celeste M. Frankle and Philip A. Frankle, as Managing Members of Bengal Holdings of Florida, LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced *Id* as identification.

Sara Huddleston
Signature of Notary Public

Print, Type/Stamp Name of Notary

