

9/2/2026 4:45 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540738

Doc Stamp-Deed: \$8,750.00

This Instrument Prepared by
and Return to:
Alexandra S. Glauser, Esq.
Trenam, Kemker, Scharf, Barkin,
Frye, O'Neill & Mullis, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236

Purch. Price: \$1,250,000.00
Doc. Stamp.: \$8,750.00
Rec. Fee.: \$30.00 (includes \$3.00 indexing fees)
Parcel ID: 0170060016

WARRANTY DEED

This Warranty Deed is made this 2nd day of September, 2026, by **Bailey D. Ridgway, a single woman, Individually and as Trustee of the BAP Asset Protection Trust dated 10/21/24, AND Martin Tabor and Kendra Tabor, husband and wife**, whose mailing addresses are, respectfully, 1690 Belle Flower Court, Avon, IN 46123 and 893 W. 500 S, Anderson, IN 46013, hereinafter collectively referred to as "Grantor," to **Michael W. Gallagher and Linda R. Gallagher, husband and wife, as a tenancy by the entirety**, whose mailing address is 321 Dulmer Drive, Nokomis, FL 34275, hereinafter collectively referred to as "Grantee."

WITNESSETH

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, Grantee's heirs, successors and assigns forever the following described real property in Sarasota County, Florida:

**LOT 4, SHORE OAKS, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 37, PAGE 35, OF THE PUBLIC
RECORDS OF SARASOTA COUNTY, FLORIDA.**

The Parcel Identification Number of the above-described real property is 0170060016.

Subject to governmental regulations, easements, covenants and restrictions of record and real property taxes for the current year and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except those set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Witness #1:

Doris G. Brauman Moore
Print Name: Doris G. Brauman Moore
Address: 128 E. Main St
Brownsburg, IN 46112

Bailey D. Ridgway
Bailey D. Ridgway, Individually and
as Trustee of the BAP Asset Protection
Trust dated 10/21/24

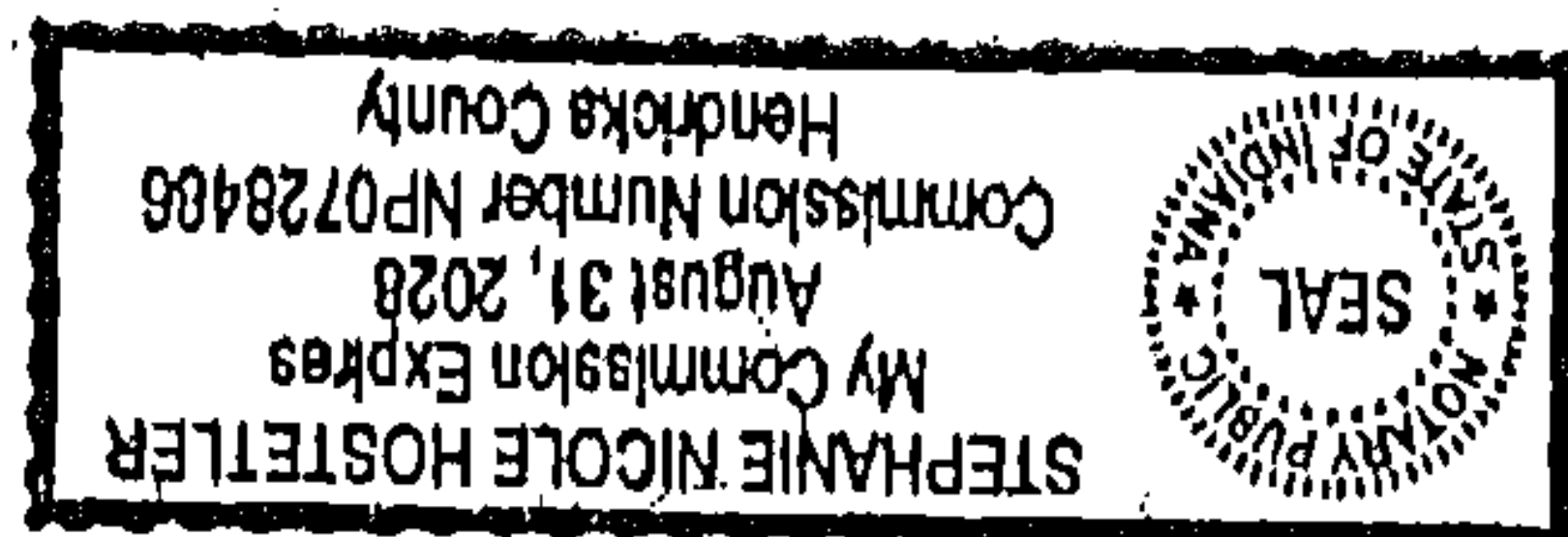
Witness #2:

Stephanie Hostetter
Print Name: Stephanie Hostetter
Address: 6531 Fairleigh Dr.
Brownsburg, IN 46112

STATE OF Indiana
COUNTY OF Hendricks

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of September, 2026, by Bailey D. Ridgway, Individually and as Trustee of the BAP Asset Protection Trust dated 10/21/24, who ☐ is personally known to me or who ☐ has produced driver's license as identification.

[Notary Seal]



Notary Public: Stephanie Nicole Hostetter
Print Name: Stephanie Nicole Hostetter
My Commission Expires: 8/31/28

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the date set forth above.

WITNESSES:

Witness #1:

Patricia K. Mills
Print Name: Patricia K. Mills
Address: 5457 Scatterfield Rd.
Anderson, IN 46013
(witnessed as to both)

Martin Tabor
Martin Tabor

Witness #2:

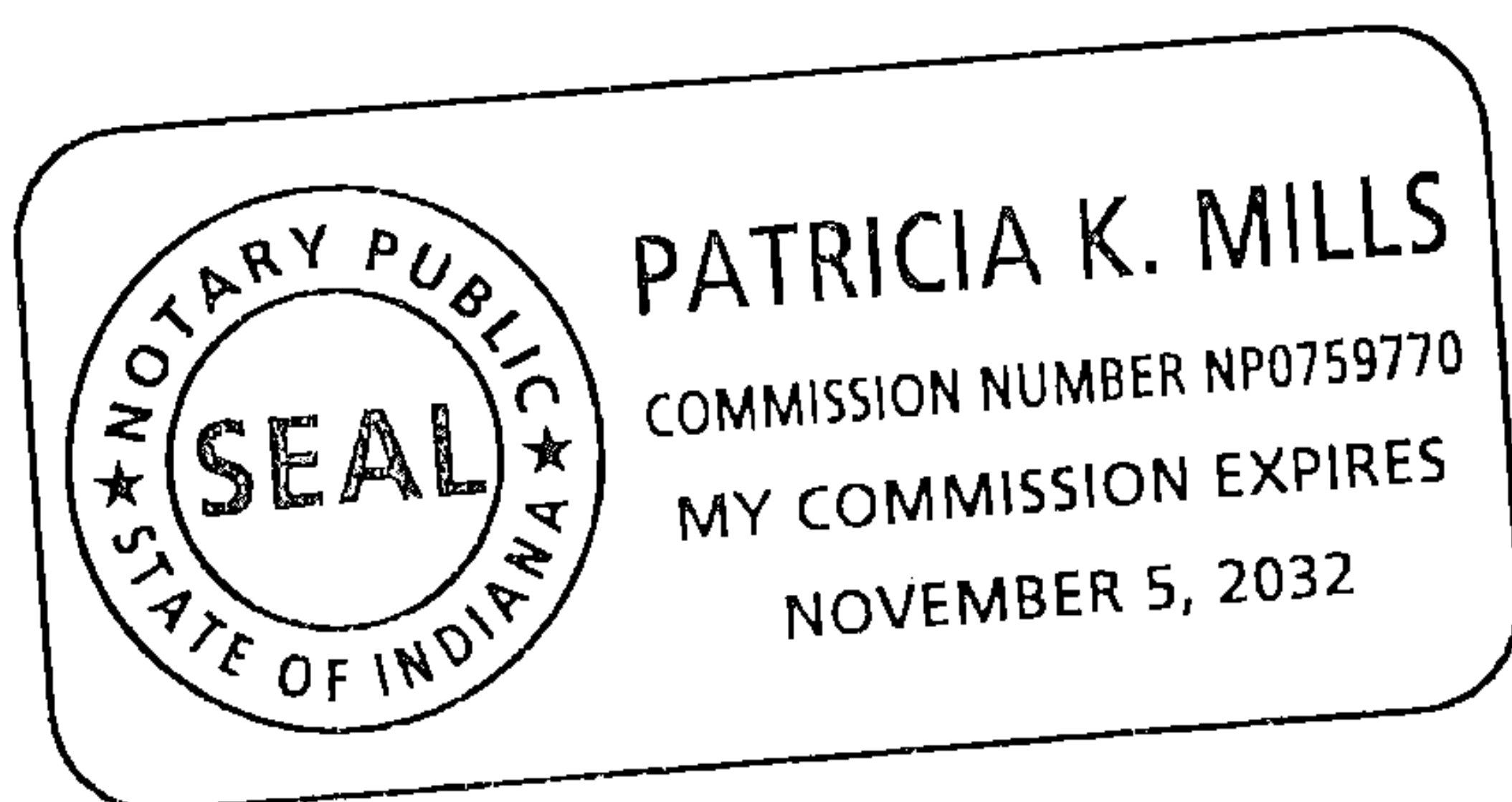
Edwin Maldonado
Print Name: Edwin Maldonado
Address: 5457 Scatterfield Rd.
Anderson, IN 46013
(witnessed as to both)

Kendra Tabor
Kendra Tabor

STATE OF Indiana
COUNTY OF Madison

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of August, 2026, by Martin Tabor and Kendra Tabor, who ☐ is/are personally known to me or who ☒ has produced IN DL's as identification.

[Notary Seal]



Notary Public: Patricia K. Mills
Print Name: Patricia K. Mills
My Commission Expires: Nov. 5, 2032