

9/11/2026 3:31 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3544227

Prepared by and Return to:

Marc D. Fine

**JACKSON KELLY PLLC**

20 N.W. Third Street

P.O. Box 1507

Evansville, IN 47706

Telephone (812) 422-9444

Doc Stamp-Deed: \$0.70

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, that on this 8 day of September, 2026, **Boilercats, LLC**, an Indiana limited liability company, whose mailing address is 4509 Surrey Way, Evansville, Indiana 47725 ("Grantor"), and **Stephanie Janice Clark, Trustee of the Stephanie Janice Clark Living Trust dated August 12, 2016, as amended**, whose mailing address is 350 Gulf of Mexico Drive #227 BLD 2A, Longboat Key, Florida 34228 ("Grantee")

WITNESSETH, that Grantor, as a distribution and without additional consideration, 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 County, Florida, with the street address of 350 Gulf of Mexico Drive #227 BLD 2A, Longboat Key, Florida 34228, more particularly described as:

**Unit 227, TANGERINE BAY CLUB, Phase 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 2346, Page 1313, amendments thereto, and as per plat thereof recorded in Condominium Book 29, Page 31, of the Public Records of Sarasota County, Florida, together with Private Garage Number 43.**

Parcel Identification Number: 0012051022

SUBJECT TO conditions and restriction of record, if any.

SUBJECT TO taxes for the year 2025 and subsequent years.

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

As per Florida Statute §196.041(2), the-grantee-trustee is vested with equitable title and a present possessory interest for life in the-described property, coupled with the full power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described herein, pursuant to Florida Statute §689.073.

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

AND the Grantor hereby covenants with said Grantee that the Grantor 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 warrant the title to said land and will defend the same against the lawful claims of all person whomsoever; and the said land is free of all encumbrances, except taxes and the items listed above.

TO HAVE AND TO HOLD the said real estate with the appurtenances attached thereto in trust and for the uses and purposes stated herein and in the said Trust Agreement.

Prepared by and Return to:

Marc D. Fine  
**JACKSON KELLY PLLC**  
20 N.W. Third Street  
P.O. Box 1507  
Evansville, IN 47706  
Telephone (812) 422-9444

Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the above-described real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the above-described real estate as often as desired; to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate or any part thereof, to lease the real estate or any part thereof, from time to time, in possession or reversion, by leases to commence presently or in the future, and upon any terms for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion, and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the above-described real estate, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about, or easement appurtenant to the above-described real estate or any part thereof, and to deal with the above-described real estate and every part thereof in any other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

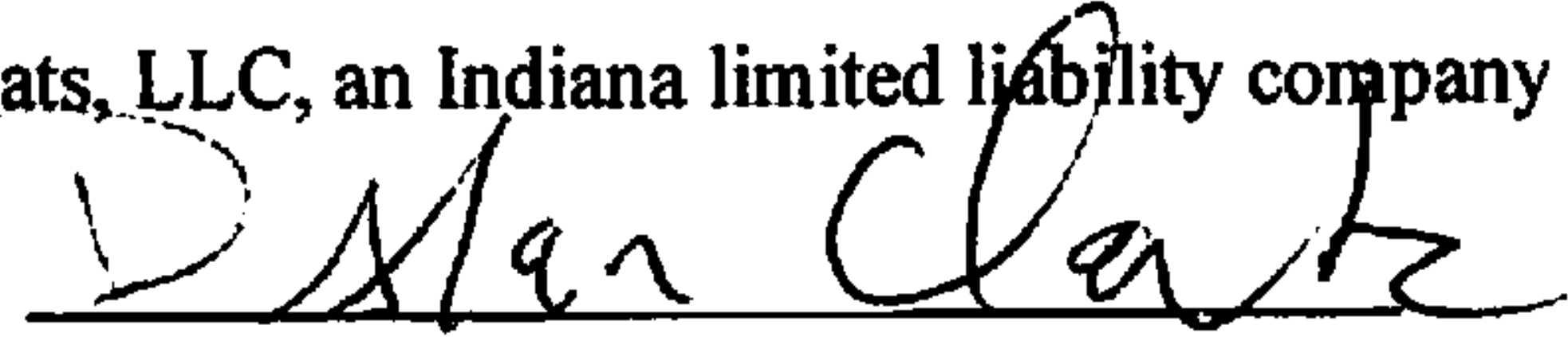
In no case shall any party dealing with the Trustee in relation to the above-described real estate or to whom the same or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on the above-described real estate, or be obligated to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the above-described real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture, and in the Trust Agreement or in any relevant amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d), if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

**[The remainder of this page is intentionally left blank.]**

IN WITNESS WHEREOF, the said Grantor has hereunto caused this Deed to be executed the day and year first above written.

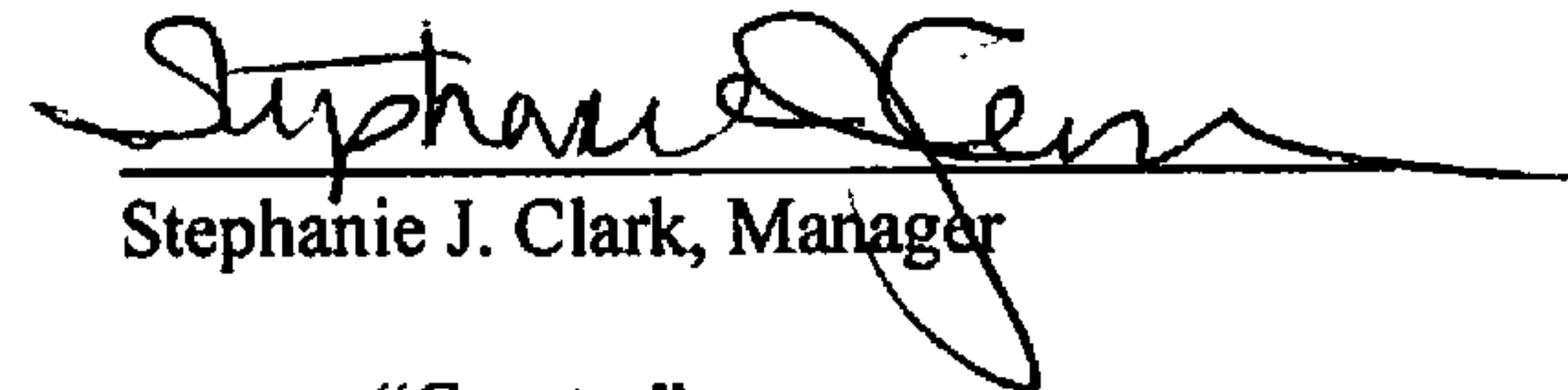
Boilercats, LLC, an Indiana limited liability company

By:



D. Alan Clark, Manager

By:



Stephanie J. Clark, Manager

“Grantor”

Gail Hale  
Signature of Witness

1938 Daleham Dr. Evansville, IN 47714  
Address of Witness

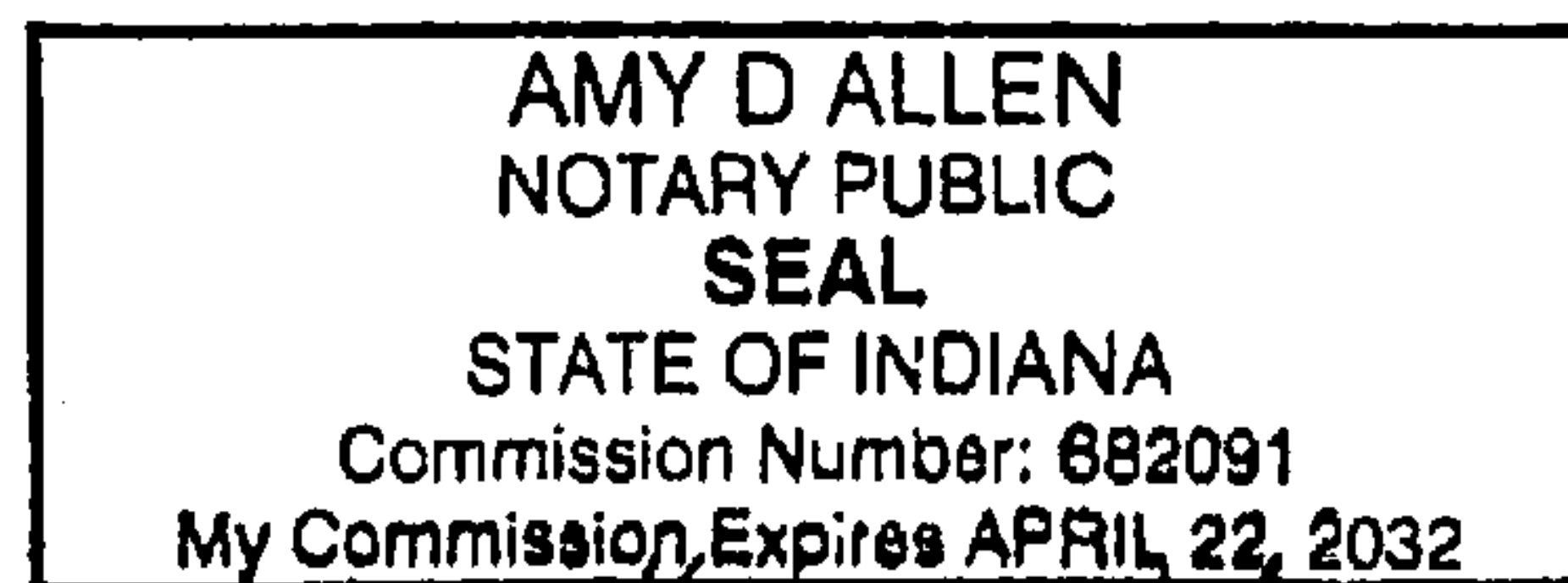
Crystal Hale  
Printed Name of Witness

Hake D. Baumgart  
Signature of Witness

3005 Summ Rd. Evansville, IN 47720  
Address of Witness

Hake D. Baumgart  
Printed Name of Witness

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS:



The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2026, by D. Alan Clark, as Manager of Boilercats, LLC, an Indiana limited liability company, Grantor, who is personally known to me or who have produced Driver's License as identification and who did/did not take an oath.

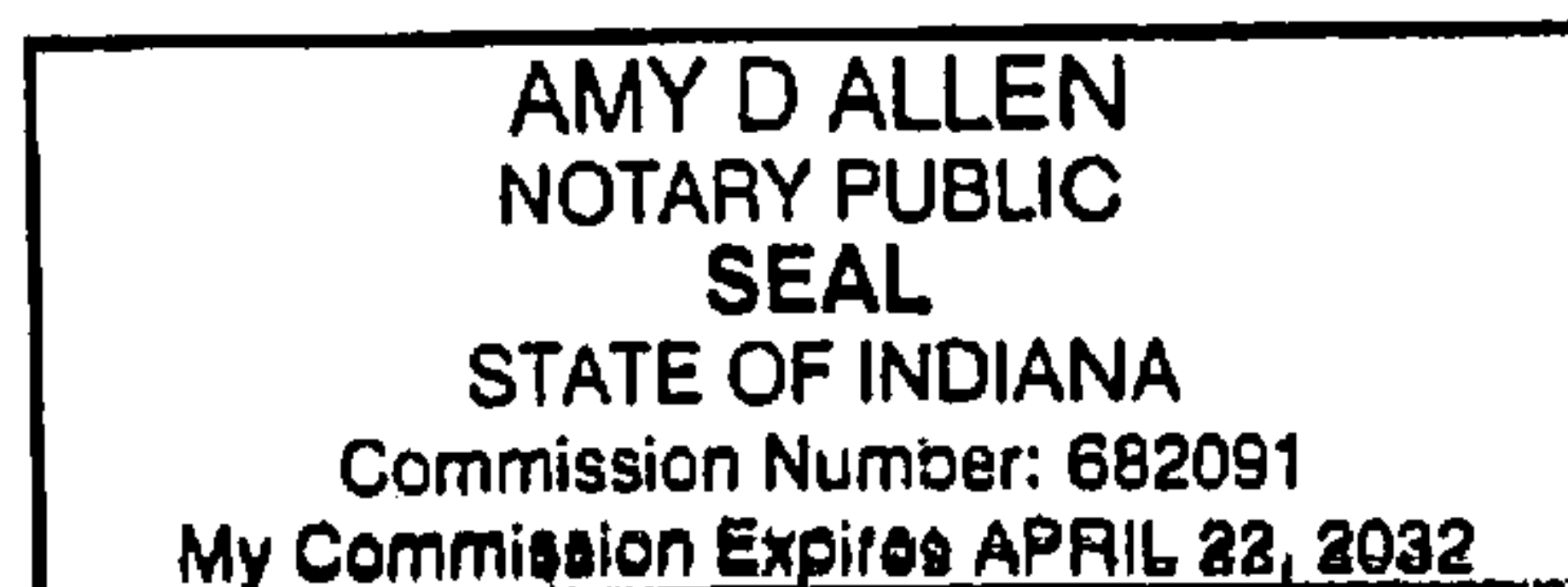
Amy D. Allen  
Notary Public

Amy D. Allen  
Printed Name

My Commission Expires: 4-22-2032

My County of Residence: WARRICK

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS:



The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2026, by Stephanie J. Clark, as Manager of Boilercats, LLC, an Indiana limited liability company, Grantor, who is personally known to me or who have produced Driver's License as identification and who did/did not take an oath.

Amy D. Allen  
Notary Public

Amy D. Allen  
Printed Name

My Commission Expires: 4-22-2032

My County of Residence: WARRICK

**Mail Tax Duplicates to:**       **Stephanie Janice Clark**  
                                          **350 Gulf of Mexico Drive**  
                                          **#227 BLD 2A**  
                                          **Longboat Key, Florida 34228**

**This instrument was prepared at the specific request of the parties based solely on information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, in accuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of this instrument.**