

4/20/2026 4:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482981

Consideration: \$725,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Mallory Bauer, Esq.  
3700 South Tamiami Trail  
Sarasota, FL 34239  
26-48431-001

Doc Stamp-Deed: \$5,075.00

Property Appraiser's Parcel ID No.: 0007141118

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 17 day of April, 2026, by and BETWEEN **LARRY SCHONBRUN A/K/A LAWRENCE SCHONBRUN AND ROBERT CLARKE, AS SUCCESSOR CO-TRUSTEES OF THE MONA L SCHONBRUN REVOCABLE TRUST AGREEMENT DATED MARCH 20, 2001, AS AMENDED AND RESTATED APRIL 25, 2023**, whose address is **1605 Main Street, Suite 600, Sarasota, FL 34236** (hereinafter "GRANTOR"), AND **CHRISTOPHER SMITH AND ILENE SMITH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **7411 Robin Road, Dallas, TX 75209** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

APARTMENT 91-N, ISLANDER CLUB OF LONGBOAT, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORD BOOK 918, PAGE 3, AND ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM BOOK 5, PAGES 8, 8A AND 8B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

The property being conveyed hereby is not the homestead of the grantor, the grantor's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Dyani Meggett-Sowell  
Printed Name Dyani Meggett-Sowell  
P.O. Address 1410 W 27th St  
Norfolk, VA 23508

(2) Lonzie Sowell  
Printed Name Lonzie Sowell  
P.O. Address 3925 Pughsville Rd  
Suffolk, VA 23435

GRANTOR:

**Robert Clarke, as Successor Co-Trustee of the  
Mona L Schonbrun Revocable Trust Agreement  
dated March 20, 2001, as amended and restated  
April 25, 2023**

By: Robert Clarke, As Successor Co-Trustee Aforesaid  
**Robert Clarke, as successor co-trustee aforesaid**

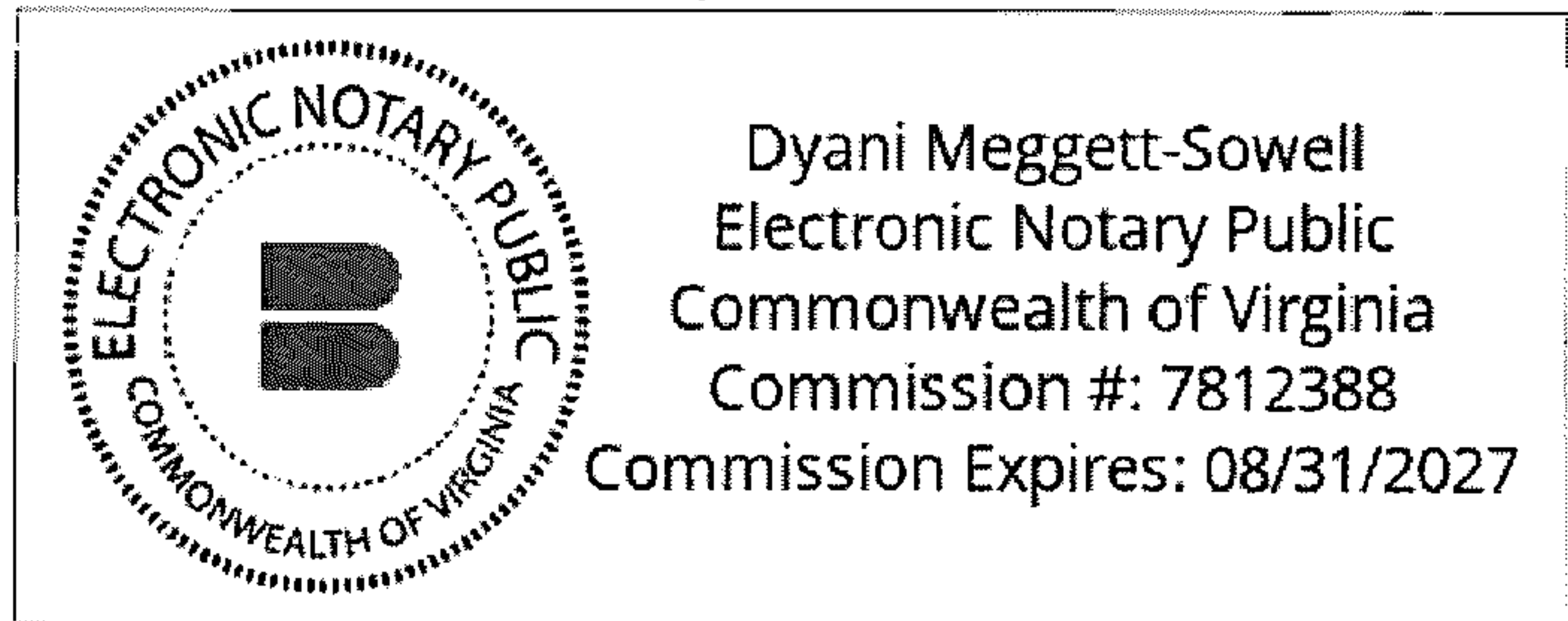
STATE OF VIRGINIA  
COUNTY OF NORFOLK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of April, 2026, by Robert Clarke, as Successor Co-Trustee of the Mona L Schonbrun Revocable Trust Agreement dated March 20, 2001, as amended and restated April 25, 2023,  who is/are personally known to me or  who has/have produced driver's license as identification.

Dyani Meggett-Sowell  
Signature of Notary Public

Dyani Meggett-Sowell  
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication



IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) [Signature]  
Printed Name Louis M Robinson III  
P.O. Address 9760 Lawlor  
Oak Ct 94605

(2) [Signature]  
Printed Name Richard Martinez  
P.O. Address 1120 Alameda A  
Berkeley Ca 94702

GRANTOR:

Larry Schonbrun aka Lawrence Schonbrun as  
Successor Co-Trustee of the Mona L Schonbrun  
Revocable Trust Agreement dated March 20,  
2001, as amended and restated April 25, 2023

By: [Signature]  
Larry Schonbrun, a/k/a Lawrence Schonbrun,  
as successor co-trustee aforesaid

STATE OF California  
COUNTY OF Alameda

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 16<sup>th</sup> day of April, 2026, by Larry Schonbrun a/k/a Lawrence Schonbrun, as Successor Co-  
Trustee of the Mona L Schonbrun Revocable Trust Agreement dated March 20, 2001, as amended and restated  
April 25, 2023,  who is/are personally known to me or  who has/have produced  
Drivers license as identification.

[Signature]  
Signature of Notary Public  
Louis M Robinson III notary  
Print, Type/Stamp Name of Notary Public

