

4/23/2026 10:43 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484487

Prepared By and Return To:

WIDEIKIS, BENEDICT & BERNTSSON, LLC - THE BIG W LAW FIRM

Attn: John L. Wideikis, Esq.

3195 S. Access Road

Englewood, FL 34224

Doc Stamp-Deed: \$1,960.00

Order No.: 2026-50413JLW

Property Appraiser's Parcel I.D. (folio) Number:

0856050036

WARRANTY DEED

THIS WARRANTY DEED dated April 22, 2026, by **CHRISTINE A. TOOKER** a married person AND **JENNIFER L. HERNANDEZ**, a married person, each Individually, and as Successor Trustees of the **PAUL G. BROWN TRUST DATED MAY 19, 2010** and **ELLEN S. MC CARVILLE**, a single woman, Individually, and as Trustee of the **ELLEN S. MCCARVILLE TRUST NO. 2000**, whose post office address is 8108 E DEL CADENA DR, SCOTTSDALE, Arizona 85258 (the "Grantor"), to **JOHN E. QUINN JR. AND SALLY A. QUINN**, as Trustees of the **QUINN REVOCABLE TRUST DATED NOVEMBER 30, 2020**, whose post office address is 29710 NIAGARA CT, Englewood, FL 34223 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in the County of **Sarasota**, State of Florida, viz:

Lot 73, STILLWATER, UNIT THREE, according to the map or plat thereof, as recorded in Plat Book 46, Page(s) 3 through 3E, of the Public Records of Sarasota County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

Neither the Grantor Trustees named herein, nor the spouses thereof, nor anyone for whose support they are responsible reside on or adjacent to the property herein described and said property is not therefore their homestead property.

The Grantee trustee(s) herein is hereby conferred the power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of the real property described herein.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Amanda Stinnett
Witness Signature

Amanda Stinnett
Printed Name of First Witness

10401 W 52nd St. Paradise Valley, AZ 85253
Address of First Witness

Cynthia Threadgill
Witness Signature

Cynthia Threadgill
Printed Name of Second Witness

6508 N. 82nd Way Scottsdale, AZ 85250
Address of Second Witness

BY: Christine A. Tooker

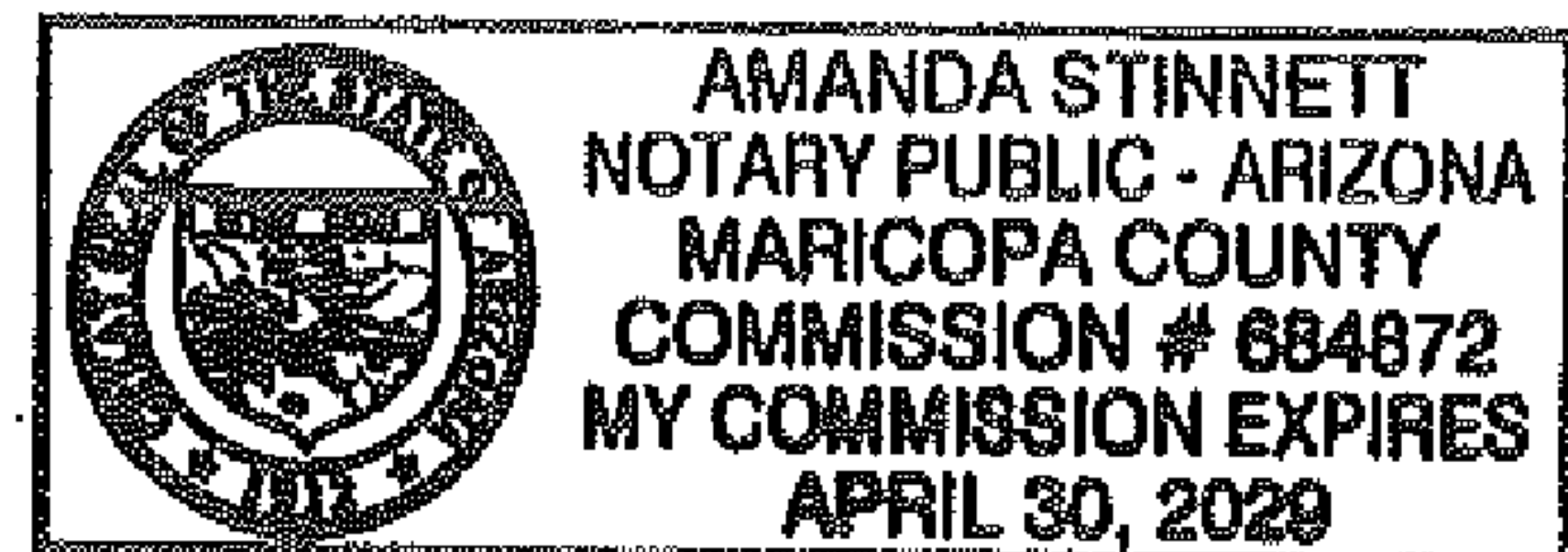
CHRISTINE A. TOOKER, Individually and as Successor Trustee of the PAUL G. BROWN TRUST DATED MAY 19, 2010

Grantor Address:
8108 E DEL CADENA DR
SCOTTSDALE, AZ 85258

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of April, 2026 by CHRISTINE A. TOOKER, Individually and as Successor Trustee of the PAUL G. BROWN TRUST DATED MAY 19, 2010, who is/are personally known to me or who has/have produced Drivers license as identification and who did take an oath.

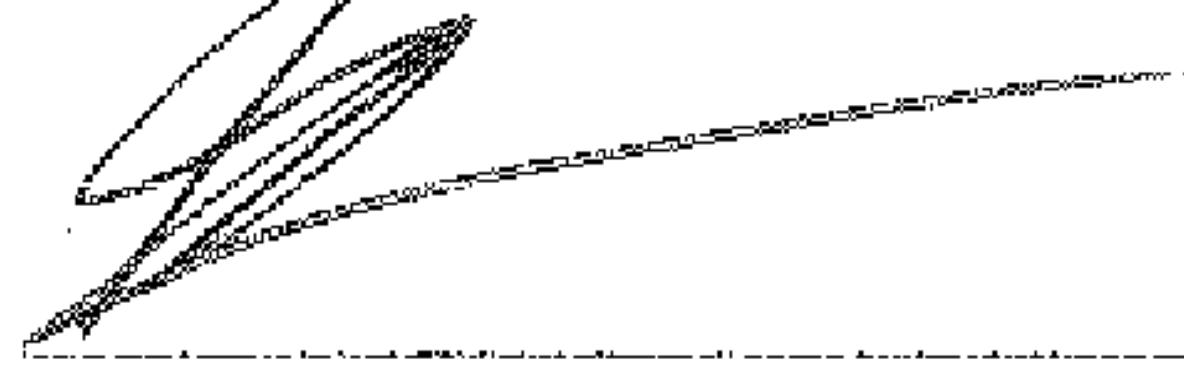
Amanda Stinnett
Notary Public, State of Arizona
My Commission Expires: April 30, 2029
(Seal)



AND the Grantor hereby covenants with said Grantee that the Grantor is 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in presence of:



Witness Signature

Gregory Oscar Ramirez
Printed Name of First Witness

3207 Beechcove Rd #107 Austin Tx 78749
Address of First Witness



Witness Signature

Rikka L. Gardner
Printed Name of Second Witness

3267 Bee Cave Rd #107
Address of Second Witness


BY: Jennifer L. Hernandez
JENNIFER L. HERNANDEZ, Individually and
as Successor Trustee of the PAUL G. BROWN
TRUST DATED MAY 19, 2010

Grantor Address:
22022 Briarcliff Dr.,
Spicewood, TX 78669

STATE OF Texas

COUNTY OF Travis

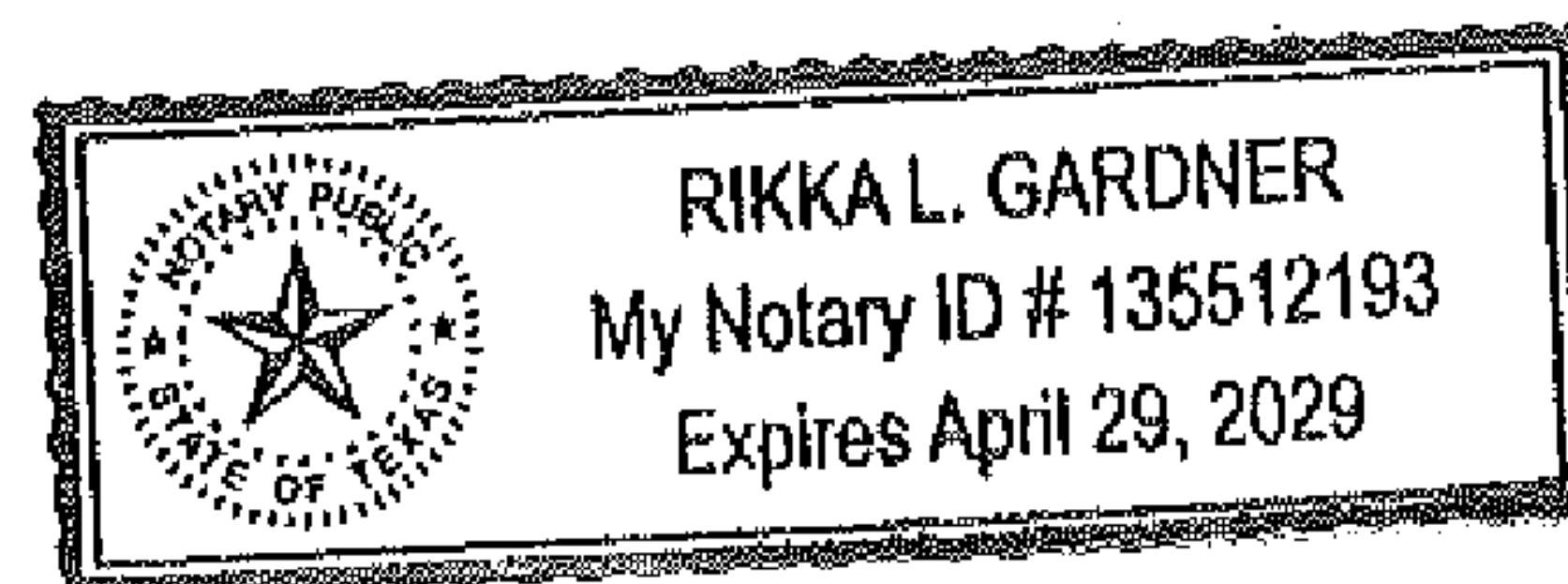
The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this 19 day of April, 2026 by JENNIFER L. HERNANDEZ, Individually and as Successor Trustee of the PAUL G. BROWN TRUST DATED MAY 19, 2010, who is/are personally known to me or who has/have produced Driver License as identification and who did take an oath.


Notary Public, State of

My Commission Expires:

(Seal)

4/29/29



AND the Grantor hereby covenants with said Grantee that the Grantor is 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

① Elizabeth Opp
Witness Signature
Elizabeth Opp
Printed Name of First Witness
18405 Deep Well Dr Austin TX 78738
Address of First Witness

BY: Ellen S. McCarville
ELLEN S. MC CARVILLE, Individually
and as Trustee of the ELLEN S. MCCARVILLE
TRUST NO. 2000

② Ann McCarville
Witness Signature
Ann McCarville
Printed Name of Second Witness
18405 Deep Well Dr, Austin TX 78738
Address of Second Witness

Grantor Address:
29710 NIAGARA CT
Englewood, FL 34223

STATE OF Texas
COUNTY OF Travis

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of April, 2026 by ELLEN S. MC CARVILLE, Individually and as Trustee of the ELLEN S. MCCARVILLE TRUST NO. 2000, who is/are personally known to me or who has/have produced TX DL as identification and who did take an oath.

Grant Ryan Gisel
Notary Public, State of
My Commission Expires: 6/4/2029
(Seal)

