

4/30/2026 3:36 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488090

Doc Stamp-Deed: \$8,750.00

**Incident to the issuance of title insurance.**

Prepared by and return to:  
Billie Zimmerman  
Clear Title Group  
500 N. Westshore Blvd., Ste 870  
Tampa, FL 33609  
File Number: 3810226-00185

[Space Above This Line For Recording Data]

**Warranty Deed**

This Warranty Deed, dated 04-30-2026 by **Barbara J. Deckinga, a Married Woman, individually and as Trustee of The Barbara J. Deckinga Trust dated March 13, 2019**, hereinafter called the Grantor, to **Nancy M. McAlister, Trustee of The Nancy M. McAlister 1998 Revocable Trust**, who has a mailing address of 48 Clubhouse Drive, Hingham, MA 02043 hereinafter called the Grantee;

(Whenever 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)

Witnesses that the Grantor, for and in consideration of the sum of TEN DOLLARS and no/100 (\$ 10.00), and other valuable consideration the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, the following land situated in Sarasota County, Florida:

**Unit 404, Building C of GULF AND BAY CLUB, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1326, Page 768, and as per plat thereof, recorded in Condominium Plat Book 13, Page 9, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

Parcel Identification Number: 0105044036

**Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

(signature page to follow)

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first written below.

The Barbara J. Deckinga Trust dated March 13, 2019

Barbara J. Deckinga  
By: Barbara J. Deckinga, individually and as Trustee

After Closing Address:

51 Stone Creek Drive  
Lemont, IL 60439

Dorian B. Cannon  
Witness: (Signature)

Dorian B Cannon  
Printed Name

11743 S. Longwood Drive  
Address

Chicago, IL 60643  
City, State, Zip

Jaime E Cannon  
Witness: (Signature)

Jaime E Cannon  
Printed Name

11743 S. Longwood Dr.  
Address

Chicago, IL 60643  
City, State, Zip

STATE OF: ILLINOIS  
COUNTY OF: COOK

The foregoing instrument was acknowledged on 04/30/2026 by means of (X) physical presence or ( ) online notarization By: Barbara J. Deckinga, individually and as Trustee of The Barbara J. Deckinga Trust dated March 13, 2019

who is ( ) personally known to me; or (X) produced a driver's license as identification.

Jaime E Cannon  
Notary Public (signature)

Print Name:

My Commission Expires:

Jaime E Cannon  
December 12, 2028

