

5/21/2026 4:20 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3497529

Consideration: \$465,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: Andrew Conaboy, Esq.  
201 Center Road  
Ste 210  
Venice, FL 34285  
26-48631-001

Doc Stamp-Deed: \$3,255.00

Property Appraiser's Parcel ID No.: 0807111059

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 20th day of May, 2026, by and between **MARK J. CHRISTOPHER AND DENISE M. CHRISTOPHER, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE MDC 2020 REVOCABLE TRUST DATED FEBRUARY 26, 2020**, whose address is **1810 Cedar Ridge Drive, Slinger, WI 53086** (hereinafter "GRANTOR"), and **EWA JABLONOWSKI AND JACEK JABLONOWSKI, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, whose address is **23 Rigby Ct, Wayne, NJ 07470** (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:

**UNIT NO. 20-201, OF PHASE 15, OF COACH HOMES II AT WELLEN PARK, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2024167047, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED.**

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 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) Misti Freeman  
Printed Name Misti Freeman  
P.O. 201 Center Rd. Ste. 210  
Venice, FL 34285

(2) Lionna Chymakov  
Printed Name Lionna Chymakov  
P.O. Address \_\_\_\_\_  
201 Center Rd. Ste. 210  
Venice, FL 34285

GRANTOR:

**MARK J. CHRISTOPHER AND DENISE M. CHRISTOPHER, INDIVIDUALLY AND AS TRUSTEES OF THE MDC 2020 REVOCABLE TRUST DATED FEBRUARY 26, 2020**

By: Mark J. Christopher, Trustee  
**Mark J. Christopher, Individually and as Trustee aforesaid**

By: Denise M. Christopher, Trustee  
**Denise M. Christopher, Individually and as Trustee aforesaid**

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 18 day of May, 2026, by Mark J. Christopher and Denise M. Christopher, Individually and as Trustees of the MDC 2020 Revocable Trust dated February 26, 2020, ( ) who is/are personally known to me or ( ) who has/have produced D.L. as identification.

Misti Freeman  
Signature of Notary Public

Print, Type/Stamp Name of Notary

