

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026069658 4 PG(S)**

Prepared by:  
Jess Tran  
Great Southern Bank  
1451 E Battlefield St  
Springfield, MO 65804

5/22/2026 2:02 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3497896

Doc Stamp-Deed: \$4,935.00

INTEGRITY TITLE SERVICES  
6311 Atrium Drive #206  
Lakewood Ranch, FL 34202

2026-0218

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**Title of Document:** Special Warranty Deed

**Date of Document:** May 22, 2026

**Grantor(s):** Great Southern Bank By:  
Jessica Braden  
VP Manager of Real Estate Sales

**Grantee(s):** Marc Greenberg and Renu Greenberg, Husband and Wife

**Mailing Address(s):** WHEN RECORDED, PLEASE MAIL TO:

5551 Native Henna Ct, Sarasota, FL 34238

**Legal Description:** As per legal description hereto and made a part hereof as listed on Page 2.

**Reference Book and Page(s):** N/A

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### SPECIAL WARRANTY DEED BY CORPORATION

KNOW ALL MEN BY THESE PRESENTS:

That Great Southern Bank, a chartered trust company of the State of Missouri, Grantor, in consideration of other valuable consideration and Ten and no/100 DOLLARS to it paid by, **Marc Greenberg and Renu Greenberg**, Husband and Wife, whose address is: 5551 Native Henna Ct, Sarasota, Florida 34238, Grantee, the receipt of which is hereby acknowledged, and Grantor, does by these presents, Sell and Convey unto the said Grantee, its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the Sarasota County and State of Florida to wit:

*Unit 301, EXCELSIOR BEACH TO BAY CONDOMINIUM, SECTION SEVEN, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1492, Page 1708, and amendments thereto, and as per plat thereof, recorded in Condominium Book 18, Page 18, and amendments thereto of the Public Records of SARASOTA County, Florida.*

Subject to any restrictions, covenants and easements of record.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belong unto the Grantee, and unto its successors and assigns forever, said Grantor hereby covenanting that the said premises are free and clear from any encumbrances done or suffered by them; and that they will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming from or under Grantor, but none other.

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WITNESS the hand of said Grantor as of this 21<sup>st</sup> day of May 2026.

Signed, sealed and delivered in our presence:

Great Southern Bank

Witness 1 signature:

X Tiffany Tarvestad

X Jessica Braden  
Jessica Braden, VP Manager of Real Estate Sales

Witness 1 Printed Name and Address:

Tiffany Tarvestad  
5204 N. 10<sup>th</sup> Ave Ozark MO. 65721

Witness 2 signature:

X Trenton Vann

Witness 2 Printed Name and Address

Trenton Vann 235 N Market Ave  
Springfield, MO 65806

ATTEST: Lindsey Shipley  
Lindsey Shipley, Assistant Secretary



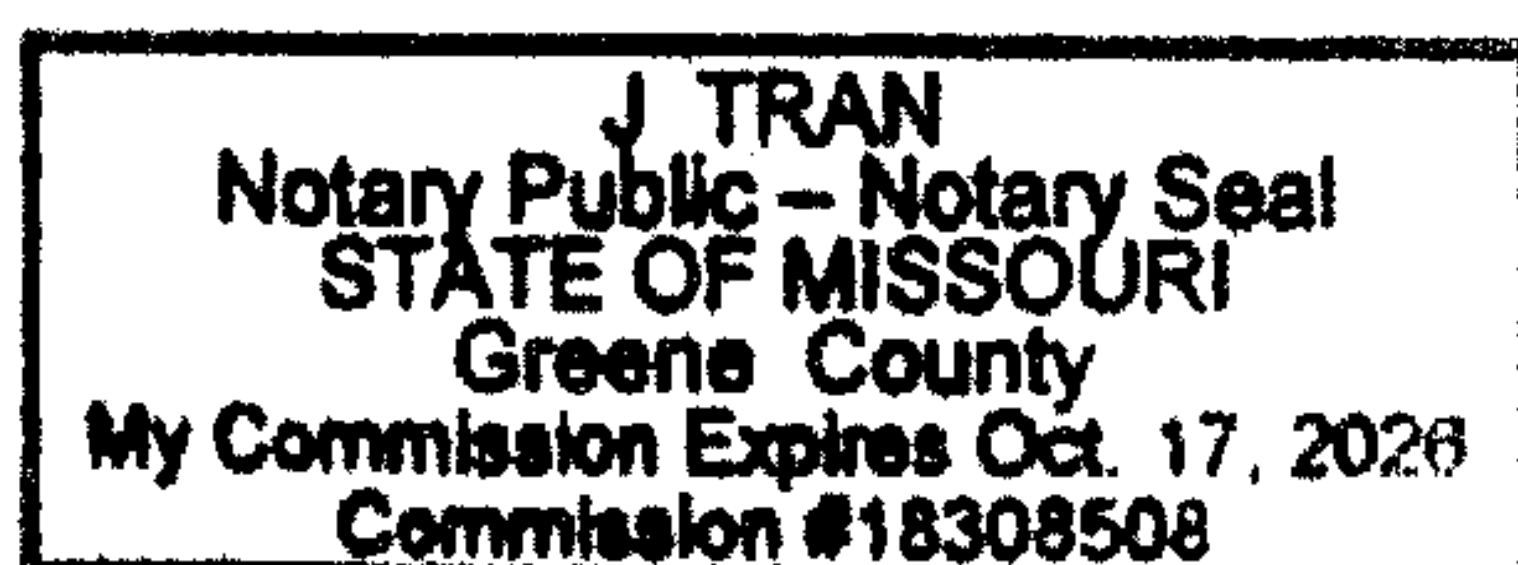
STATE OF MISSOURI ) COUNTY OF GREENE )

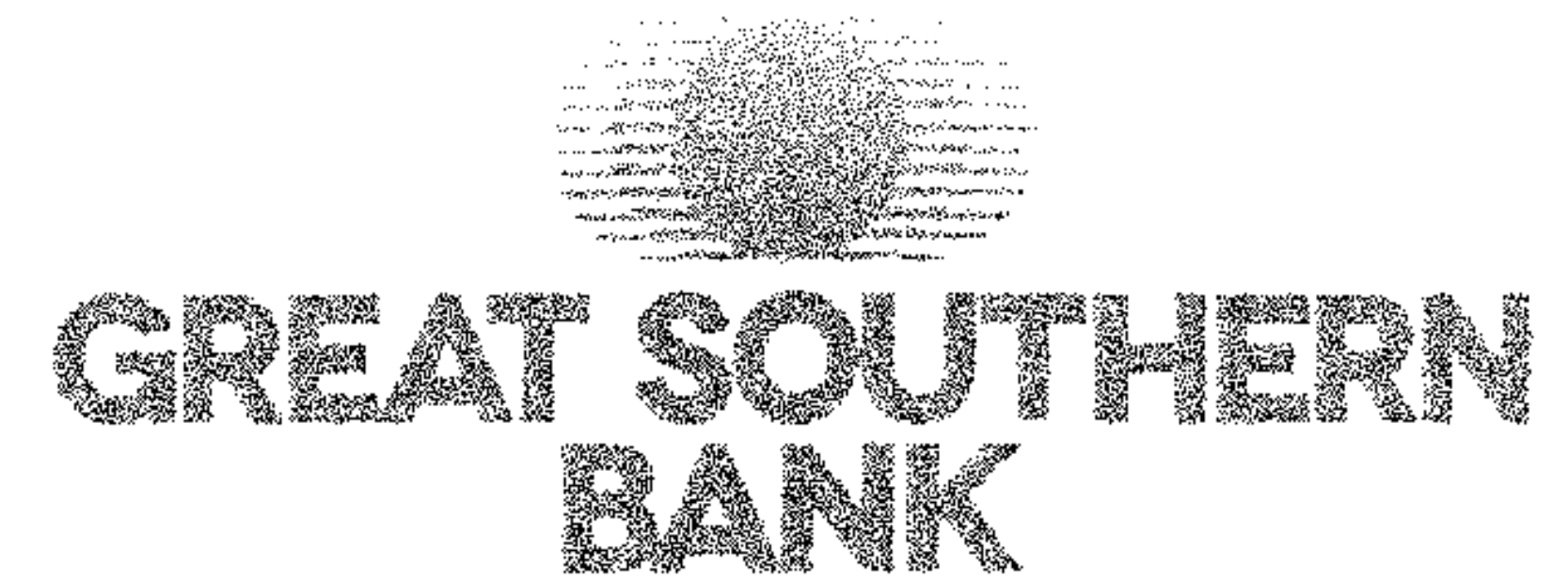
On this 21<sup>st</sup> day of May, 2026 before me personally appeared Jessica Braden to me personally known, who being duly sworn, did say that she is VP Manager of Real Estate Sales, that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said VP Manager of Real Estate Sales acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed by official seal, at my office in Springfield, Missouri the day and year first above written.

My Commission Expires: 10/17/2026

J. Tran  
J. Tran, Notary Public





**Great Southern Bank**


**Corporate Resolution**

**September 18, 2024**

Kelly Polonus, who is the Secretary of the Board of Directors of Great Southern Bank, a Missouri Chartered Trust Company; certifies that the following is a true and correct resolution passed by the Board of Directors at a meeting dated September 18, 2024.

Resolved, Jessica Braden - VP Manager of Real Estate Sales, Special Asset Department Loans , David Price - VP Director of Special Assets, Special Asset Department Loans, Kevin Chavanu- Special Assets Officer, Special Asset Department Loans or Corey Wolf - VP Director of Lender Development & Consumer Collections, Credit Administration have authority to prepare and to sign deeds, closing/sale documents, HUD statements, contracts and other related documents with respect to managing special assets to conduct business for Great Southern Bank.

IN WITNESS HEREOF, I have hereunto subscribed my name and affixed the seal of the Corporation of this 18th day of September, 2024

  
Kelly Polonus, Board Secretary  
GREAT SOUTHERN BANK  
218 South Glenstone Avenue  
Springfield, Missouri 65802

