

Consideration: \$740,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-49943-001

8/5/2026 4:27 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3529079

Doc Stamp-Deed: \$5,180.00

Property Appraiser's Parcel ID No.: 0104-11-2107

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 5th day of August, 2026, by and between **CHRISTI W. DECKER, INDIVIDUALLY AND AS TRUSTEE OF THE EVERGREEN TRUST**, whose address is **P.O. Box 305, Sturgeon Bay, WI 54235-0305** (hereinafter "GRANTOR"), and **COURTNEY WARREN, A SINGLE WOMAN**, whose address is **1 Fineran Way Apt 401, Short Hills, NJ 07078** (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 6688, SCHOONER BAY CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1627, PAGES 2058 THROUGH 2096, AND SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 21, PAGES 18 THROUGH 18D, AND SUBSEQUENT AMENDMENTS THERETO, OF THE 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 herein represents that they are the sole trustee 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.

(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:

GRANTOR:

(1) *Karee Beckman*
Printed Name Karee Beckman
P.O. Address 1549 Ringling Blvd. #100
Sarasota FL 34241

**CHRISTI W. DECKER, INDIVIDUALLY AND
AS TRUSTEE OF THE EVERGREEN TRUST**

By: *Christi W. Decker*
**Christi W. Decker, Individually
and as Trustee aforesaid**

(2) *William McComb*
Printed Name William McComb
P.O. Address 3700 S. Tamiami Trail,
Sarasota, FL 34239

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 29th day of July, 2026, by Christi W. Decker, Individually and as Trustee of the Evergreen Trust, () who is personally known to me or (X) who has produced Wisconsin Driver License as identification.

William McComb
Signature of Notary Public

Print, Type/Stamp Name of Notary

