

8/27/2026 2:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3538146

Consideration: \$1,285,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: William McComb, Esq.
3700 South Tamiami Trail
Sarasota, FL 34239
26-50364-001

Doc Stamp-Deed: \$8,995.00

Property Appraiser's Parcel ID No.: 0106-15-2073

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 26th day of August, 2026, by and between **STEPHANIE PEISCHL MAU AND BRIAN MACK MCCOY, INDIVIDUALLY AND AS SUCCESSOR TRUSTEES OF THE CONSTANCE JUNE PEISCHL REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 14, 2006, AND STEPHANIE PEISCHL MAU AND BRIAN MACK MCCOY, INDIVIDUALLY AND AS SUCCESSOR TRUSTEES, OF THE CONSTANCE JUNE PEISCHL IRREVOCABLE TRUST DATED MARCH 31, 2016, AND ANY AMENDMENTS THERETO**, whose address is **12801 East Rosewood Drive, Scottsdale, AZ 85255** (hereinafter "GRANTOR"), and **JEAN BEAUDOIN AND ANN C. BEAUDOIN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **825 Forest Avenue, Deerfield, IL 60015** (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 708, CRYSTAL SANDS, A CONDOMINIUM, SECTION 2, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 828, PAGE134 THROUGH 174, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 3, PAGE 43 AND 43A, AND 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(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) *Ayana Lugo*

Printed Name Ayana Lugo

P.O. Address 75268 Weathersford Pl

Yulee FL 32097

(2) *Berjoh Elise Fullilove*

Printed Name Berjoh Elise Fullilove

P.O. Address 3971 SW Laffite St

Port St. Lucie FL 34953

GRANTOR:

**Stephanie Peischl Mau, individually and as
Successor Trustee of the Constance June Peischl
Revocable Living Trust Agreement dated April
14, 2006, and Stephanie Peischl Mau, individually
and as Successor Trustee, of the Constance June
Peischl Irrevocable Trust dated March 31, 2016,
and any amendments thereto**

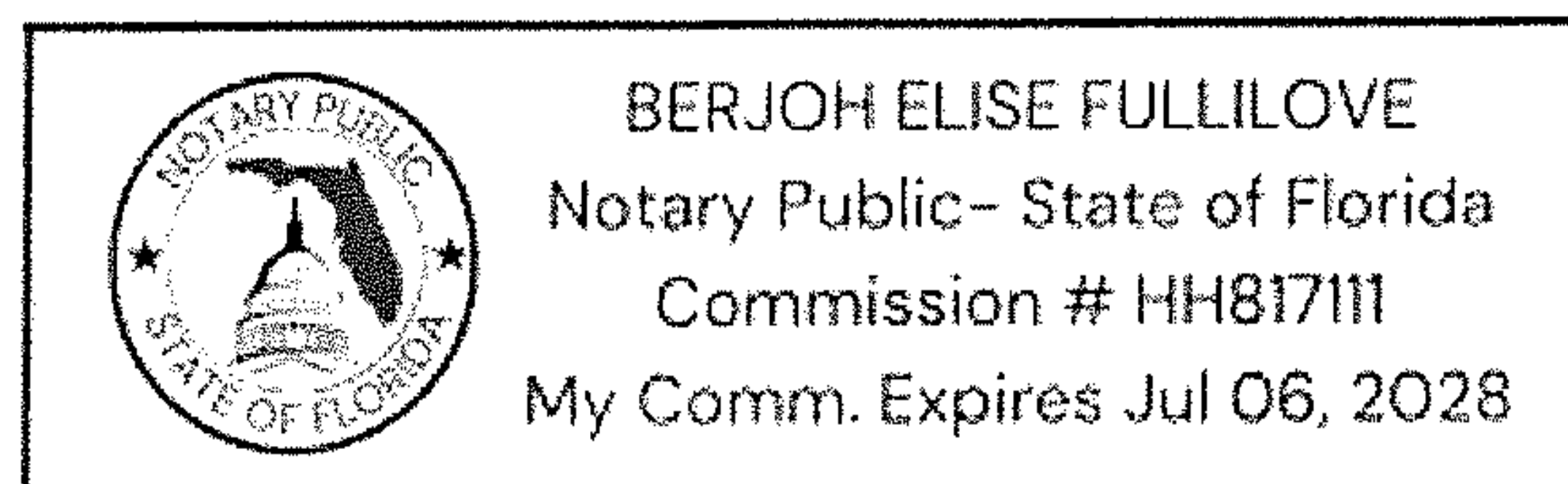
By: *Stephanie Peischl Mau*
**Stephanie Peischl Mau, individually and as
Successor Trustee aforesaid**

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24 day of August, 2026, by Stephanie Peischl Mau, individually and as Successor Trustee of the Constance June Peischl Revocable Living Trust Agreement dated April 14, 2006, and Stephanie Peischl Mau, individually and as Successor Trustee, of the Constance June Peischl Irrevocable Trust dated March 31, 2016, and any amendments thereto, ☐ who is/are personally known to me or ☒ who has/have produced AZ driver license as identification.

Berjoh Elise Fullilove
Signature of Notary Public

Berjoh Elise Fullilove
Print, Type/Stamp Name of Notary



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) Jacqueies N-L Thomas
Printed Name Jacqueies Thomas
P.O. Address _____
1926 Heatherfton Dr., Holt, MI48842

(2) Broderick Thomas
Printed Name Broderick Thomas
P.O. Address 600 W. 6th Street, Suite 400
Fort Worth, TX 76102

GRANTOR:

**Brian Mack McCoy, individually and as
Successor Trustee of the Constance June Peischl
Revocable Living Trust Agreement dated April
14, 2006, and Brian Mack McCoy, individually
and as Successor Trustee, of the Constance June
Peischl Irrevocable Trust dated March 31, 2016,
and any amendments thereto**

By: Brian Mack McCoy
**Brian Mack McCoy, individually and as
Successor Trustee aforesaid**

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24th day of August, 2026, by Brian Mack McCoy, individually and as Successor Trustee of the Constance June Peischl Revocable Living Trust Agreement dated April 14, 2006, and Brian Mack McCoy, individually and as Successor Trustee, of the Constance June Peischl Irrevocable Trust dated March 31, 2016, and any amendments thereto, ☐ who is/are personally known to me or ☒ who has/have produced _____ Driver License _____ as identification.

Broderick Thomas
Signature of Notary Public
Broderick Thomas
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology

