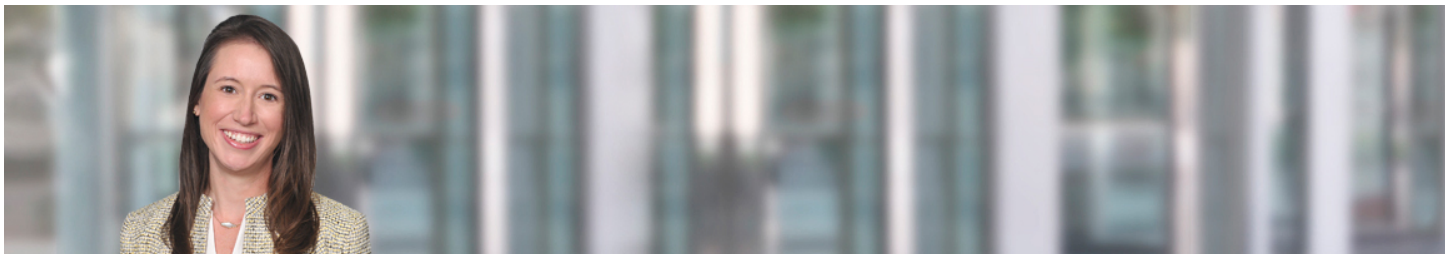


Samantha R. Decker



Associate

Tampa Office

sdecker@stearnsweaver.com

Phone: 813-222-5049

PRACTICE AREAS

Real Estate

Commercial Lending & Asset
Based Financing

Land Development, Zoning &
Environmental
Cannabis Law

OVERVIEW

Samantha “Sam” Decker is an Associate in the Firm’s Real Estate and Land Development, Zoning & Environmental Departments. Her practice focuses on a wide range of commercial real estate transactions, including acquisitions, dispositions, leases and development projects.

Prior to joining the firm, Sam worked for a large international law firm in Tampa, Florida, where she represented inbound and outbound developers and institutional investors. She also served as in-house counsel for a Fortune 500 title insurance underwriter. In that role, she gained experience with title industry practices, including an understanding of complex title defects, title underwriting and title curative actions.

REPRESENTATIVE EXPERIENCE

Advised regional bank on the acquisition of assets of a failed banking institution placed into FDIC receivership.

Negotiated cross border facility agreement amongst domestic and foreign borrowers and lenders.

Represented convenience store operator acquiring more than 50 properties, including negotiating deal terms, performing due diligence and drafting and reviewing closing documents.

Counseled commercial developer in acquisition, development, leasing and disposition of multi-tenant shopping center.

Represented a large fast food chain before the City of Tampa Variance Review Board and successfully argued for a sign variance.

Directed local counsel on legal strategy through the course of title litigation and appeared as a company representative in court proceedings, mediations and settlement conferences.

Determined coverage under terms of the title insurance contract and evaluated loss under the title policy while resolving over 500 title claims in 20 different jurisdictions.

Negotiated multi-party settlements with title insurance policy holders and large institutional lenders.

PROFESSIONAL & COMMUNITY INVOLVEMENT

City of Tampa Variance Review Board, 2019-Present

Florida Bar, Leadership Academy Committee, 2019-Present

Greater Tampa Chamber of Commerce, Emerging Leaders Tampa Bay, 2018-Present

Real Estate Investment Council, 2018-2019

PUBLICATIONS & PRESENTATIONS

Publications: Impact Fees – The Substantial Burden of Substantial Reliance

| August 2020

Publications: A Brief Review of Reinsurance Trends in 2019

| March 2020

Publications: Expecting the Unexpected: Responding to Force Majeure and COVID-19

| March 2020

Events: Corporate Record Keeping

Association of Corporate Counsel Annual South Florida Conference || September 2019

Publications: A Brief Review of Reinsurance Trends in 2018

| March 2019

EDUCATION

J.D., University of North Carolina School of Law, 2016

Journal of International Law, Publications Editor and Staff member

Holderness Moot Court, Intellectual Property

B.A., University of Florida, 2011

ADMISSIONS

Florida