

5/21/2026 4:39 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3497545

APN: 0445120039

Recordation Requested By/Return to:
STEWART TITLE COMPANY
500 N. BROADWAY, SUITE 900
ST. LOUIS, MO 63102
File No. OFDPUR261005604

Doc Stamp-Deed: \$2,275.00

Send Tax Notices to:
Marisa Montanye and Storm Hofsaes
315 DORCHESTER DRIVE
VENICE, FL 34293

This Instrument Prepared By:
KELLEY MOES FL Bar No. 67166
o/b/o BC LAW FIRM, P.A.
8275 S EASTERN AVENUE 200-425
LAS VEGAS, NV 89123

WARRANTY DEED

For good consideration in the amount of **Ten and 00/100 Dollars (\$10.00)**, I (we) **OFFERPAD SPV BORROWER G, LLC AKA Offerpad SPV Borrower G, LLC**, a Delaware limited liability company, whose mailing address is 433 S FARMER AVE. SUITE 500, TEMPE, AZ 85281 hereby bargain, deed, and convey to **Marisa Montanye, a Single Person and Storm Hofsaes, a Single Person**, whose mailing address is 315 DORCHESTER DRIVE, VENICE, FL 34293, the following described land in SARASOTA County, State of Florida, free and clear with WARRANTY COVENANTS, to wit:

Lot 3, Block 7, Venice East Section One First Addition, as per Plat thereof, recorded in Plat Book 16, Page 17, Public Records of Sarasota County, Florida.

Being the same property conveyed to Offerpad SPV Borrower G, LLC by Quit Claim Deed from OP SPE PHX1, LLC, a Delaware limited liability company, dated December 10, 2025, recorded on December 12, 2025 as Instrument 2025178053.

PROPERTY ADDRESS: 315 DORCHESTER DRIVE, VENICE, FL 34293
APN: 0445120039

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or appertaining; and every right, title, or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 5/18/2026.

**OFFERPAD SPV BORROWER G, LLC, a
Delaware limited liability company
By: OFFER PAD, LLC**

By: Rebecca McLean
Name: Rebecca McLean
Authorized Signer
Title: _____

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

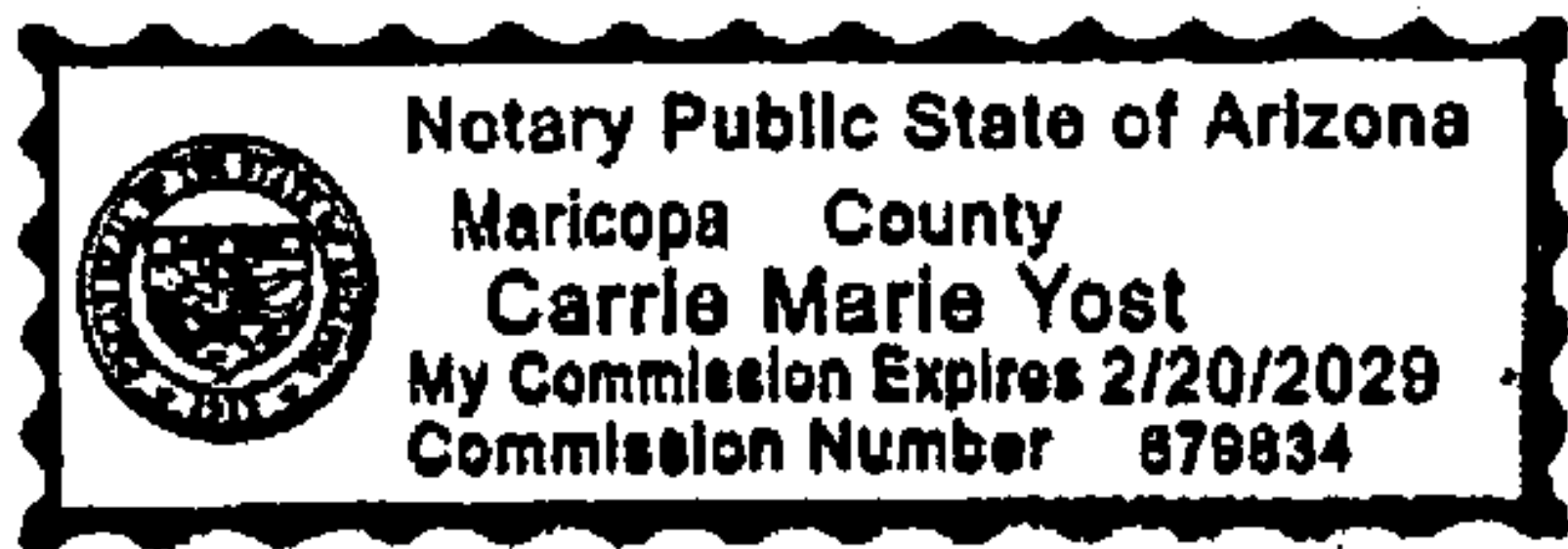
Witness: [Signature] Name: Vamille Vrdago
Mailing Address (required): 433 S Farmer Avenue, Suite 500, Tempe, AZ 85281

Witness: [Signature] Name: Melinda Kingmixay
Mailing Address (required): 433 S Farmer Avenue, Suite 500, Tempe, AZ 85281

STATE OF Arizona
COUNTY OF Maricopa SS.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,
this 18th day of May, 2026, by Rebecca McLean
of **OFFER PAD, LLC, Authorized Signer of OFFERPAD SPV BORROWER G, LLC, a Delaware limited liability company.**

(Seal)



[Signature]
Notary Public
Printed Name: Carrie Marie Yost
My Commission Expires: 2/20/2029
Commission # 879834

Personally Known: X
OR Produced Identification: _____
Type of Identification Produced: _____