

Consideration: \$677,500.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-37491-002

Property Appraiser's Parcel ID No.: 0779021067

(FOR INFORMATIONAL PURPOSES ONLY)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026080366 2 PG(S)

6/12/2026 1:57 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3506815

Doc Stamp-Deed: \$4,742.50

WARRANTY DEED

THIS WARRANTY DEED, is made this 12th day of June, 2026, by and between **STEPHEN H. QUIGLEY A/K/A STEPHEN HOWARD QUIGLEY AND BETH A. QUIGLEY A/K/A BETH ALAYNE QUIGLEY, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE STEPHEN AND BETH QUIGLEY TRUST, DATED THE 13TH DAY OF JUNE, 2016, AMENDED FEBRUARY 20, 2020**, whose address is **110 Gado Way, Loudon, TN 37774** (hereinafter "GRANTOR"), and **DANNY R. NANTKES AND MARTHA J. NANTKES, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, whose address is **13794 Vancanza Drive, Venice, FL 34293** (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:

LOT 1067, OF GRAN PARADISO, PHASE 7, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 6, 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 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).

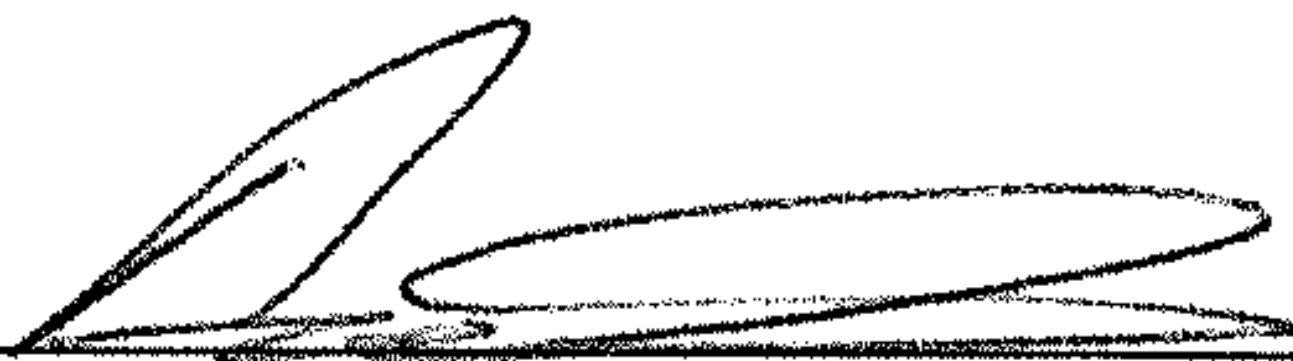
(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

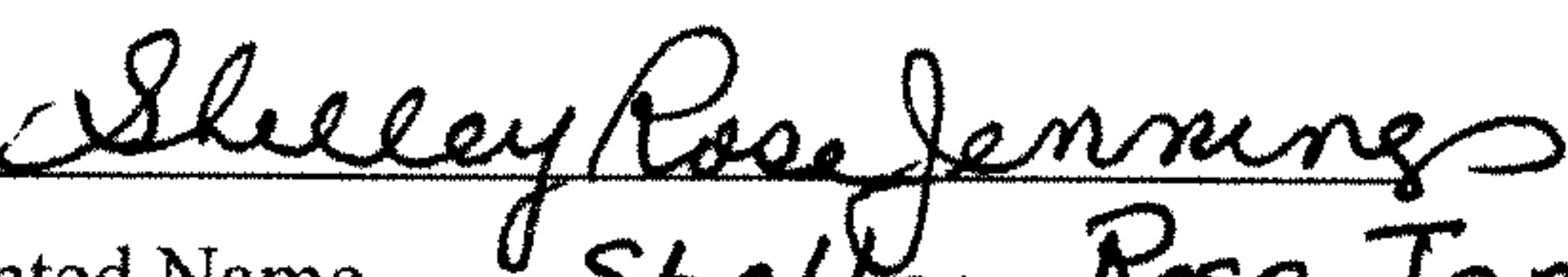
Signed, sealed and delivered in our presence:

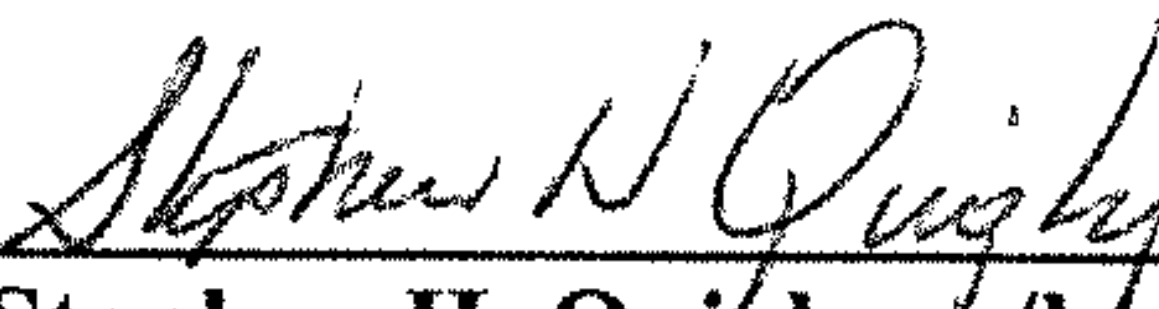
WITNESSES:

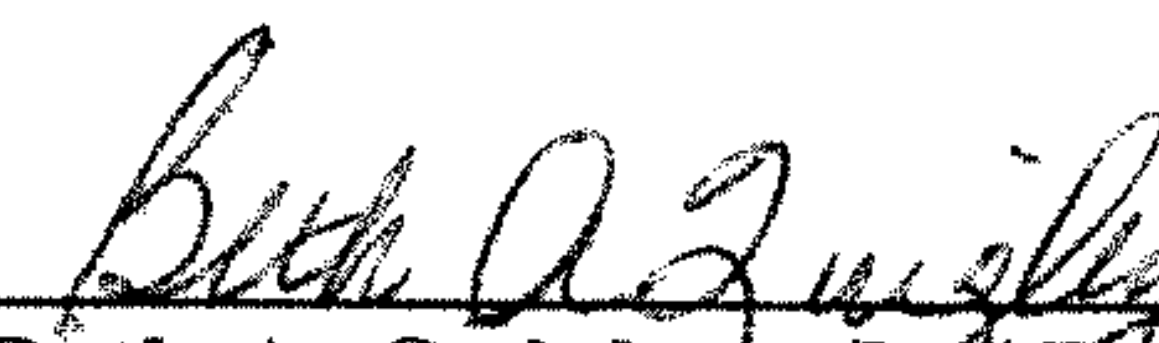
GRANTOR:

(1) 
Printed Name Andrew Conboy
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

STEPHEN H. QUIGLEY A/K/A STEPHEN
HOWARD QUIGLEY AND BETH A.
QUIGLEY A/K/A BETH ALAYNE QUIGLEY,
INDIVIDUALLY AND AS TRUSTEES OF THE
STEPHEN AND BETH QUIGLEY TRUST,
DATED THE 13TH DAY OF JUNE, 2016,
AMENDED FEBRUARY 20, 2020

(2) 
Printed Name Shelley Rose Jennings
P.O. Address _____
201 Center Rd. Ste. 210
Venice, FL 34285

By: 
Stephen H. Quigley a/k/a Stephen
Howard Quigley, Individually
and as Trustee aforesaid

By: 
Beth A. Quigley a/k/a Beth Alayne
Quigley, Individually and as
Trustee aforesaid

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 12th day of June, 2026, by Stephen H. Quigley a/k/a Stephen Howard Quigley and Beth A. Quigley a/k/a Beth Alayne Quigley, Individually and as Trustees of the Stephen and Beth Quigley Trust, dated the 13th day of June, 2016, amended February 20, 2020, () who are personally known to me or (X) who have produced Drivers license as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary

