

6/17/2026 1:47 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3508915

Prepared by and return to:
Jessica A. Coroneos
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number: 28272

Doc Stamp-Deed: \$0.70

Consideration: \$10.00

Examination of title to the subject property was not undertaken in connection with preparation of this instrument.

General Warranty Deed

Made this June 17, 2026, By **Todd A. Currey and Tamara L. Currey, individually as husband and wife and Todd A. Currey, as Trustee of the Todd A. Currey Trust Agreement dated November 25, 2019, as amended and Tamara L. Currey, as Trustee of the Tamara L. Currey Trust Agreement dated November 25, 2019, as amended**, whose post office address is: 626 Crane Prairie Way, Osprey, Florida 34229, hereinafter called the Grantor, to **Todd A. Currey and Tamara L. Currey, husband and wife**, whose post office address is: 626 Crane Prairie Way, Osprey, Florida 34229, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida:

Unit 3 of Venice Business Suites II, a Condominium according to the Declaration of Condominium recorded in O.R. Instrument No. 2005028255 and as recorded in Condominium Book 37, Page 27, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 0377151003

Subject to taxes for 2025 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

Prepared by and return to:
Jessica A. Coroneos
Gibson Kohl, P.L.
1800 Second Street, Suite 777
Sarasota, Florida 34236
File Number:28272

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Witness # 1 Printed Name: Christine Tully
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Todd A. Currey, individually and as Trustee of the Todd A. Currey Trust Agreement dated November 25, 2019, as amended

Witness Signature: [Signature]
Kelly Anne Dietz
Witness # 2 Printed Name: Kelly Anne Dietz
Post Office Address: 414 S. Tamiami Trail
Osprey, FL 34229

[Signature] (Seal)
Tamara L. Currey, individually and as Trustee of the Tamara L. Currey Trust Agreement dated November 25, 2019, as amended

State of Florida
County of Sarasota

I am a Notary Public of the State of Florida, and my commission expires on July 17, 2026. The foregoing instrument was acknowledged before me by means of physical presence or online notarization this July 17, 2026 by **Todd A. Currey, individually and as Trustee of the Todd A. Currey Trust Agreement dated November 25, 2019, as amended and Tamara L. Currey, individually and as Trustee of the Tamara L. Currey Trust Agreement dated November 25, 2019, as amended** who are personally known to me or who produced _____ as identification.

(SEAL)

[Signature]
Notary Public
My Commission Expires: _____

