

6/24/2026 3:11 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3512073

Prepared by and return to:

Rachel McQuillan

Propy Title & Escrow Agency Inc.

10733 57th Avenue North

Seminole, FL 33772

(727) 471-0039

File No.: SEM-60129

Doc Stamp-Deed: \$2,170.00

Parcel Identification No.: 0059-11-0067

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

THIS INDENTURE made this 24th day of June, 2026 between Stephen Thoresen, a married man, Katie Dunkum, a married woman, and Jonathan Thoresen, a single man, whose post office address is 2922 New England Street, Sarasota, FL 34231 (“Grantor”), and Juan Carlos Giraldo and Melissa Giraldo, husband and wife, whose post office address is 1201 6th Avenue West, Bradenton, FL 34205 (“Grantee”):

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10:00) and other good and valuable consideration paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee’s heirs and assigns forever, the following described real property situated, lying, and being in Sarasota County, Florida (the “Property”), to-wit:

Lot 12, Block 132, SOUTH GATE UNIT NO. 30 SUBDIVISION, according to the plat thereof as recorded in Plat Book 10, Page 79, of the Public Records of Sarasota County, Florida.

Commonly Known As: 3328 Key Ave, Sarasota, FL 34239

****The land described herein is not the homestead of Grantor and neither they nor their spouse or anyone for whose support they are responsible reside on or adjacent to the land.**

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes for 2026 and subsequent years, not yet due and payable, and to covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; and that Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stephen Thoresen
Stephen Thoresen

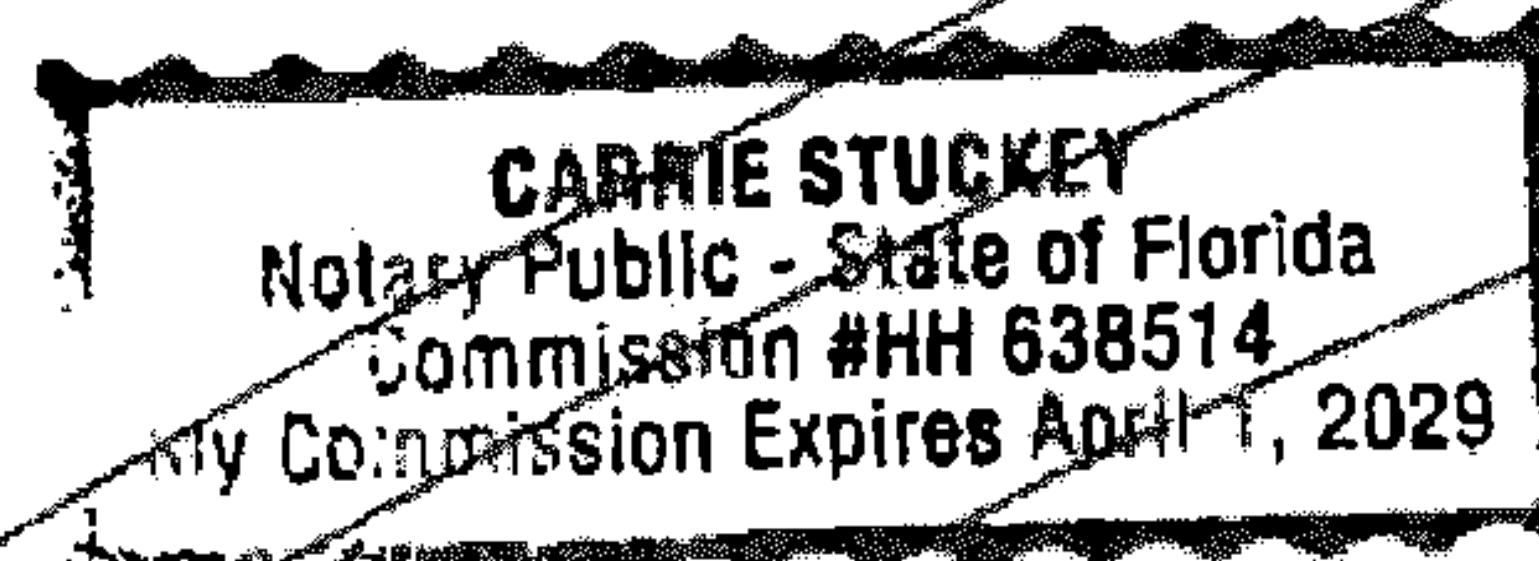
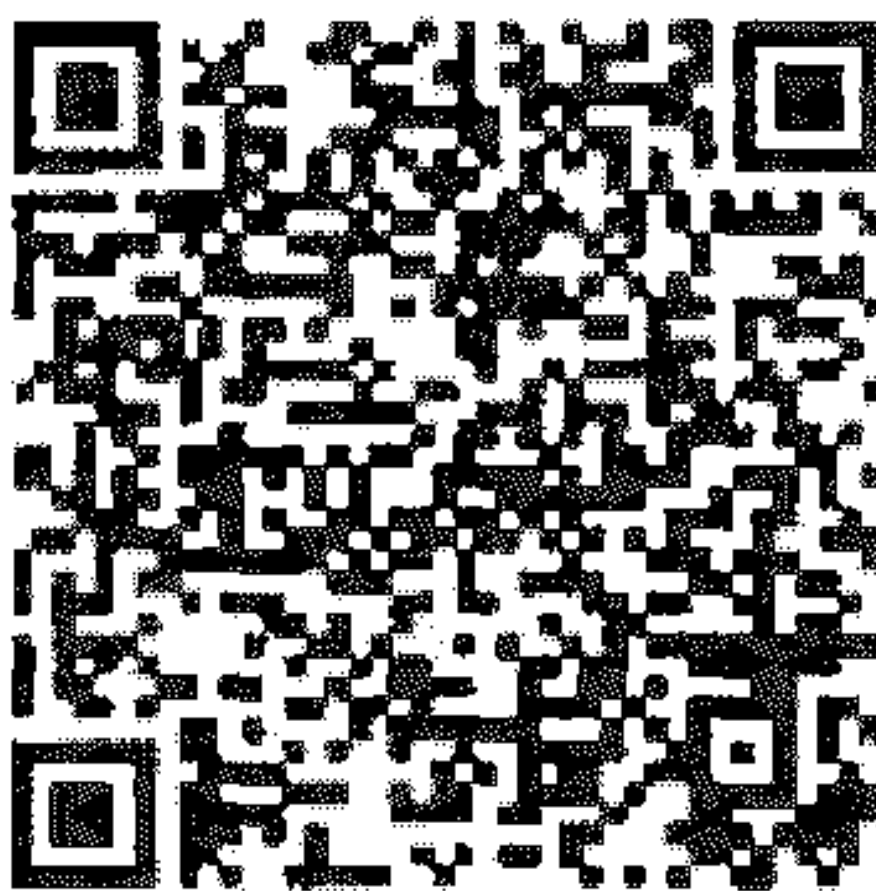
Carrie Stuckey
WITNESS
PRINT NAME: Carrie Stuckey
Tyler M. Albrecht
WITNESS
PRINT NAME: Tyler M. Albrecht

5350 Desoto Rd
Sarasota FL 34235
WITNESS 1 ADDRESS
6439 Friendship Dr.
Sarasota, FL 34241
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of June, 2026, by Stephen Thoresen, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Carrie Stuckey
Signature of Notary Public
Carrie Stuckey
Print, Type/Stamp Name of Notary

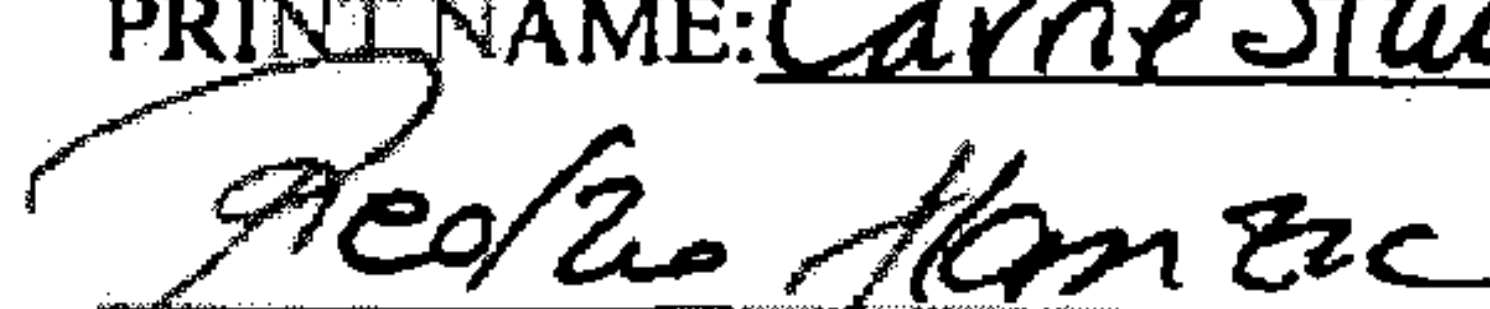


This conveyance has been recorded in smart contract
0x567c407D054A644DBBBf2d3a6643776473f82d7a of the public L2 Ethereum network

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

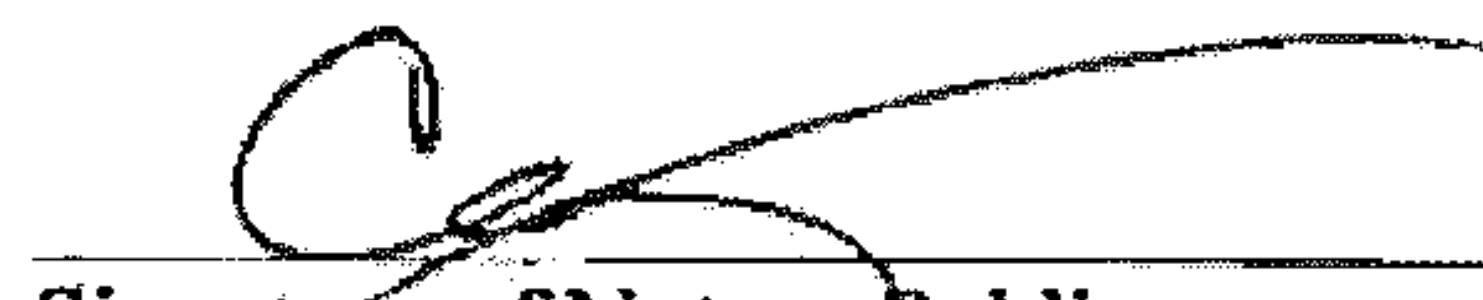

Katie Dunkum

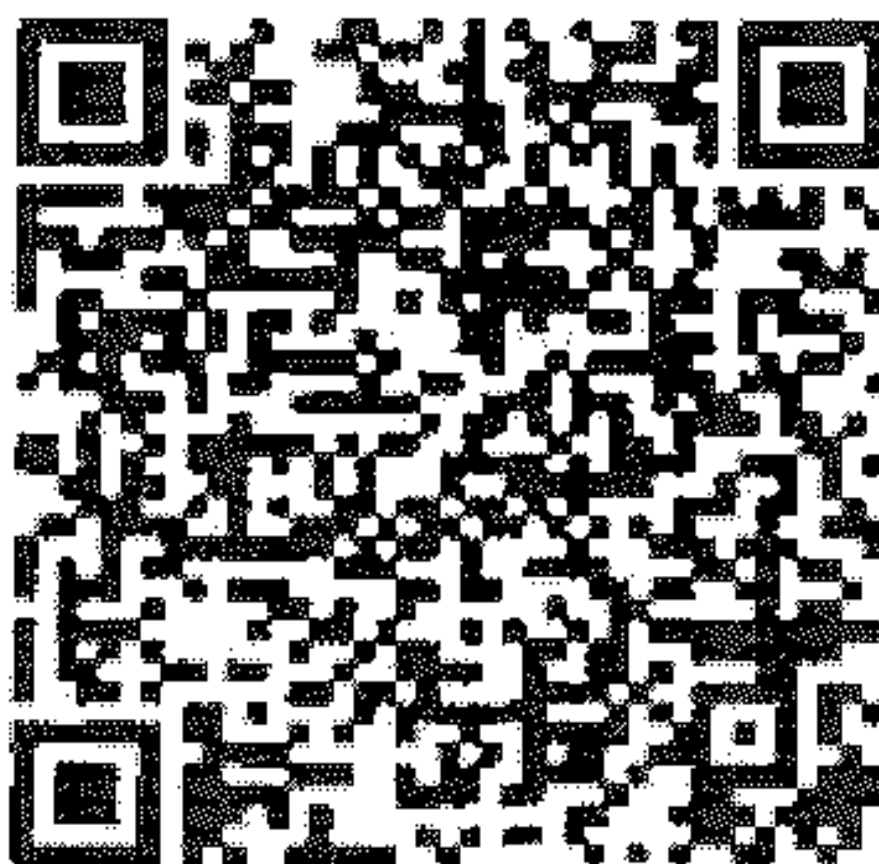

WITNESS
PRINT NAME: Carrie Stuckey

WITNESS
PRINT NAME: REIDZO HAMZIC

5350 Desoto Rd
Sarasota FL 34235
WITNESS 1 ADDRESS
2408 BRITANNIA RD
SARASOTA, FL 34231
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of June, 2026, by Katie Dunkum, ☐ who is/are personally known to me or ☒ who has/have produced FLDL as identification.


Signature of Notary Public
Carrie Stuckey
Print, Type/Stamp Name of Notary



This conveyance has been recorded in smart contract
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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jonathan Thoresen
Jonathan Thoresen

Carrie Stuckey
WITNESS
PRINT NAME: Carrie Stuckey

Hardy Simpson
WITNESS
PRINT NAME: Hardy Simpson

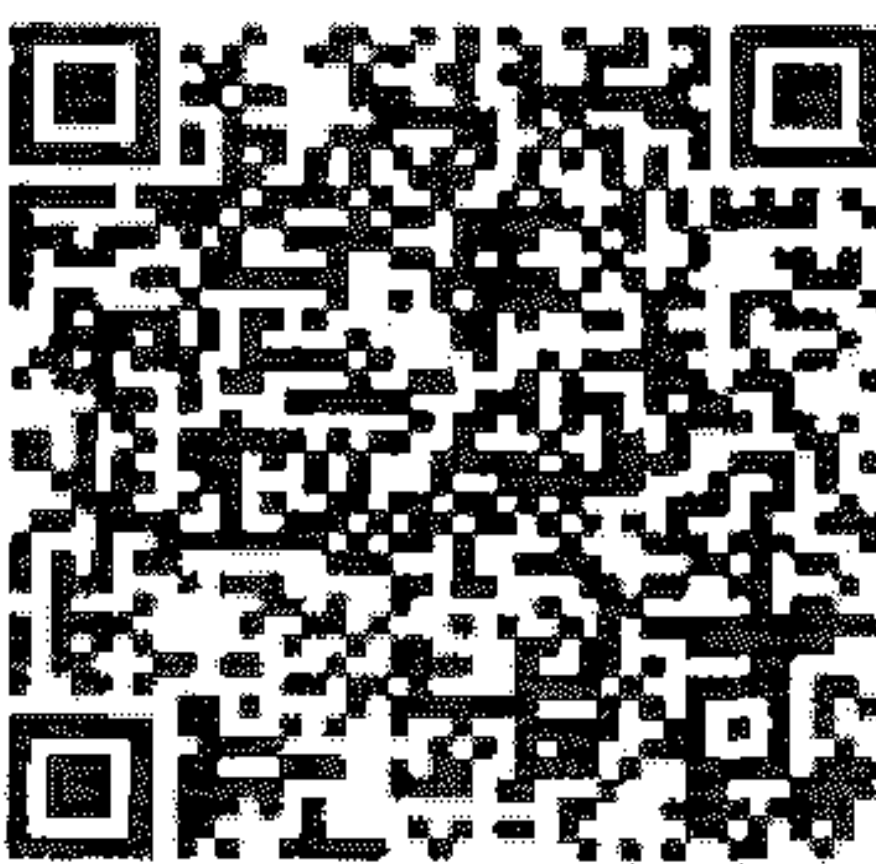
5350 Desoto Rd
Sarasota FL 34235
WITNESS 1 ADDRESS

4516 26th St West
Bradenton FL 34203
WITNESS 2 ADDRESS

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 23 day of June, 2026, by Thoresen, (☒) who is/are personally known to me or (☒) who has/have produced FLDL as identification.

Carrie Stuckey
Signature of Notary Public
Carrie Stuckey
Print, Type/Stamp Name of Notary



This conveyance has been recorded in smart contract
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