

8/12/2026 11:01 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

This instrument prepared by
and after recording return to:

SIMPLIFILE

Receipt # 3531520

Donna-Lee M. Roden
Law office of Donna-Lee M. Roden
213 Harbor Drive North
Venice, Florida 34285

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel
Identification Number: 2034150044

WARRANTY DEED

The Grantor, THOMAS G. QUIGLEY, a single person, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, THOMAS GRAHAM QUIGLEY, as Trustee of the THOMAS GRAHAM QUIGLEY Trust, dated August 11, 2026, whose mailing address is 2424 Tami Sola Street, Sarasota, Florida, 34237, the real property in Sarasota County, Florida, described as follows:

Lots 23 & 24, Block 3, AVON HEIGHTS, according to the
plat thereof, recorded in Plat Book 2, Page 204 of the
Public Records of Sarasota County, Florida.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on August 11, 2026.

Signed in the presence of:

Marilyn V. Arko
Witness: Marilys V. Arko

Stanley Arko
Witness: Stanley Arko

Thomas G. Quigley
THOMAS G. QUIGLEY
2424 Tami Sola Street
Sarasota, Florida 34237

Address of Marilys V. Arko: 1141 Riviera Street, Venice, Florida 34285

Address of Stanley Arko: 1141 Riviera Street, Venice, Florida 34285

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on August 11, 2026, by
THOMAS G. QUIGLEY.

Physical Presence ✓
Online Notarization _____

Personally Known ✓
Produced Identification _____
Type of Identification _____

Donna-Lee Roden
Notary Public--State of Florida

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

