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INSTRUMENT # 2026116944 2 PG(S)

8/27/2026 11:53 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3537928

Prepared by and Return to:

Sandra Cruz

MSC Title, Inc.

1605 Main Street, Suite 101, Sarasota, FL 34236

File No. 2026-694-SXC

Sales Price: Price: \$745,000.00

Doc Stamp-Deed: \$5,215.00

General Warranty Deed

Made this 26th day of August, 2026 By **Michael E. Dolan and Monica A. Dolan , f/k/a Monica A. Ivy, individually as husband and wife and as Co-Trustees of the Michael E. Dolan and Monica A. Ivy Joint Residence Trust, dated September 13, 2022**, whose address is: 7499 Ripetta St. Sarasota, FL 34240 hereinafter called the grantor, **to Amy M. Korres and Konstantinos F. Korres, wife and husband, and Claranne Ruth Pfeifer, a widow as joint tenants with right of survivorship**, whose post office address is: 5554 Magnolia Blossom Lane, Sarasota, FL 34233, 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, viz:

Lot 62, MAGNOLIA POND, according to the plat thereof, as recorded in Plat Book 38, Pages 38, 38A through 38C, inclusive, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0093140037**

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, 2025.

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:
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Witness Signature above:

Witness print name below:
Sandra Cruz

The Michael E. Dolan and Monica A. Ivy, Co-Trustees of the Michael E. Dolan and Monica A. Ivy Joint Residence Trust, dated September 13, 2022

By: [Signature]
Michael E. Dolan, Individually and Co-Trustee

7499 Ripetta St. Sarasota, FL 34240

By: [Signature]
Monica A. Dolan f/k/a as Monica A. Ivy
Individually and Co-Trustee
7499 Ripetta St. Sarasota, FL 34240

Witness Address:
1605 Main St. Suite #101
Sarasota, FL 34234

[Signature]
Witness Signature above:

Witness print name below:
Kerry Lanigan

Witness Address:
1605 Main St. Suite #101
Sarasota, FL 34234

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 25 day of August, 2026, by Michael E. Dolan and Monica A. Dolan, f/k/a Monica A. Ivy, individually and as Co-Trustees of The Michael E. Dolan and Monica A. Ivy, Joint Residence Trust, dated September 14, 2022, (☐) who is/are personally known to me or (☒) who has/have produced FL Driver Lic. as identification.

[Signature]
Signature of Notary Public

Sandra Cruz
Print, Type/Stamp Name of Notary

