

9/23/2026 3:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3548517

THIS INSTRUMENT WAS PREPARED BY:
THOMAS W HARRISON
DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC
410 43rd Street West, Suite N
Bradenton, Florida 34209

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS WARRANTY DEED, made the 23 day of Sept, 2026 by **KIERSEN THOMPSON**, joined by his wife, **MELISSA LYNN THOMPSON**, hereinafter called the Grantors, to **KIERSEN NEVIN THOMPSON** and **MELISSA LYNN THOMPSON**, husband and wife whose address is 2714 Botany Avenue, Sarasota, Florida 34239, hereinafter called the Grantees.

(Wherever used herein the terms "Grantors" and "Grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantors, for and in consideration of the sum of TEN AND NO/100 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, State of Florida, viz:

Lot 20, Block 3, SOUTH GATE MANOR SUBDIVISION, UNIT 1 REPLAT, according to the map or plat thereof as recorded in Plat Book 11, Page 22, Public Records of Sarasota County, Florida.

Parcel Identification Number: 0058150008

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

NO REVIEW OR EXAMINATION OF TITLE TO THE PROPERTY DESCRIBED HEREIN HAS BEEN MADE BY THOMAS W. HARRISON, ESQUIRE, OR THE LAW FIRM OF DYE HARRISON KNOWLES HAMRICK KIRKLAND PRATT DEPAOLA & JOHNSON, PLLC, AND THE LEGAL DESCRIPTION HEREIN WAS DERIVED WITHOUT A SURVEY AND NO OPINIONS OR REPRESENTATIONS ARE BEING MADE EXPRESSLY OR IMPLIEDLY BY SUCH INDIVIDUAL OR FIRM AS TO THE ACCURACY OF SAID LEGAL DESCRIPTION OR THE CURRENT STATUS OF TITLE.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining to said real property.

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

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land and hereby warrant 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 for the current year and subject to reservations, restrictions, limitations, conditions and easements of record, and zoning and other governmental regulations.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Name

410 43rd Street West, Suite N
Bradenton, Florida 34209

KIERSEN THOMPSON

2714 Botany Avenue
Sarasota, Florida 34239

Witness Name

410 43rd Street West, Suite N
Bradenton, Florida 34209

MELISSA LYNN THOMPSON

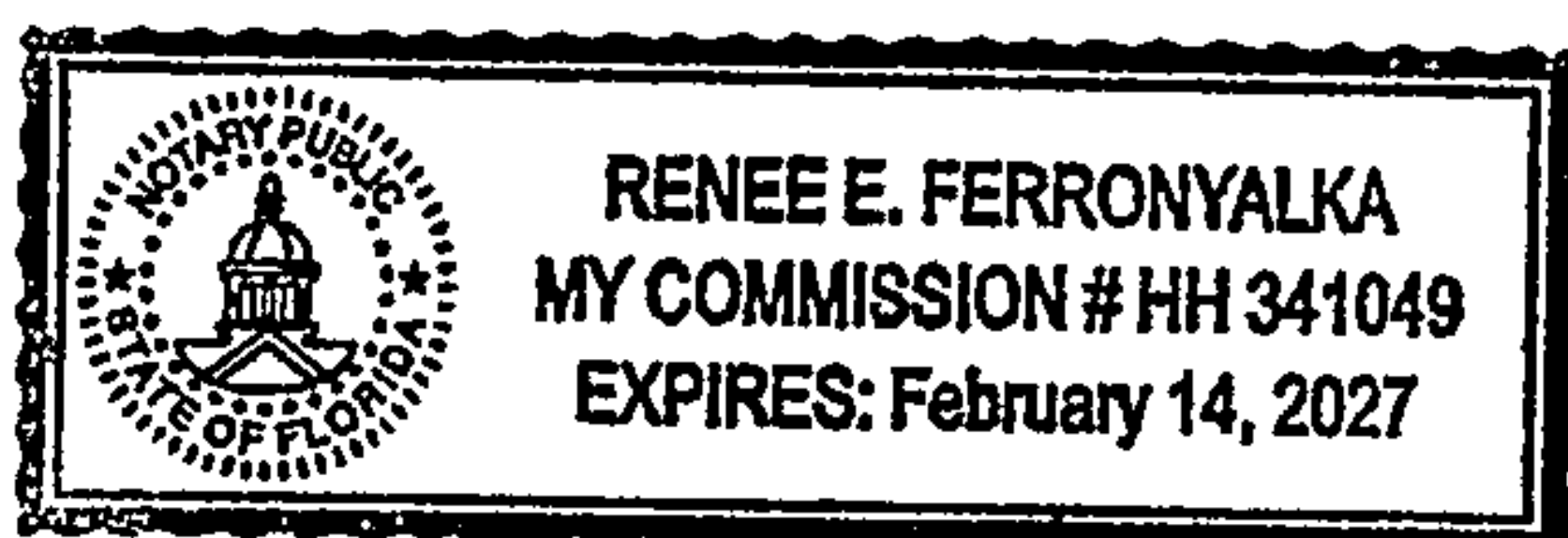
2714 Botany Avenue
Sarasota, Florida 34239

STATE OF FLORIDA

COUNTY OF MANATEE

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The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 23 day of September, 2026, by KIERSEN THOMPSON and MELISSA LYNN THOMPSON, who is ☒ personally known to me or ☐ who have produced valid Florida driver's licenses as identification.



Notary Public, State of Florida