

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026057667 2 PG(S)

Prepared by and Return to:
Laura Bowers
MSC Title, Inc.
8660 South Tamiami Trail, Sarasota, FL 34238
File No. 2026-340-LXB
Sales Price: Price: \$360,000.00

4/30/2026 11:44 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3487736

Doc Stamp-Deed: \$2,520.00

General Warranty Deed

Made this 30th day of April, 2026 By **Karen H. Bates, an unremarried widow**, whose address is: 70R Tri Mountain Road, Durham, CT 06422, hereinafter called the grantor, to **Michael Knupp**, whose post office address is: 3864 Wilshire Circle West, #106, Sarasota, FL 34238, 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:

Unit 106 of LAKESHORE VILLAGE, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1650, Page 931, and all exhibits and amendments thereof, recorded in Condominium Plat Book 21, Page 43, Public Records of Sarasota County, Florida, together with an undivided interest in the common elements.

Parcel ID Number: **0099032106**

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:

Karen H. Bates
Karen H. Bates
70R Tri Mountain Road, Durham, CT 06422

Witness print name below:
Jamie Troide

Witness Address:
800 Village Walk
Suiford, CT 06437

[Signature]
Witness Signature above:

Witness print name below:
Anastasia Orlando

Witness Address:
800 Village Walk
Suiford, CT 06437

STATE OF Connecticut
COUNTY OF New Haven

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of April, 2026, by Karen H. Bates, who is/are personally known to me or who has/have produced Florida Drivers Lic. as identification.

[Signature]
Signature of Notary Public
Melissa J. Benjamin
Print, Type/Stamp Name of Notary

