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INSTRUMENT # 2026066661 2 PG(S)

Prepared by and return to:

David G. Bowman, Jr., Esq.
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2750 Ringling Blvd.
Suite 3
Sarasota, FL 34237

5/18/2026 12:59 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3495409

File No 10291.002

Doc Stamp-Deed: \$7,105.00

Parcel Identification No 0004050004

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

This indenture made the 15th day of May, 2026 between Marla R. Levine, whose post office address is 5800 Monroe Street, Building D, Suite 3, Sylvania, OH 43560, of the County of Lucas, Ohio, Grantor, to Kevin A. Zavaglia and Suzanne Zavaglia, husband and wife, whose post office address is 3519 Mistletoe Lane, Longboat Key, FL 34228, of the County of Sarasota, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 68, COREY'S LANDING, according to the map or plat thereof as recorded in Plat Book 33, Page 11, Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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

Grantor certifies and covenants to Grantee that neither Grantor, nor any of her family, reside on the above described property or any property adjacent thereto; that the above described property does not constitute any part of Grantors homestead under the laws of the State of Florida.

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

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marla R. Levine
Marla R. Levine

Jessica Fritsch
WITNESS
PRINT NAME: Jessica Fritsch

Sam Rimbach
WITNESS
PRINT NAME: Sam Rimbach

5800 Monroe Street
Sylvania, OH 43560
WITNESS 1 ADDRESS

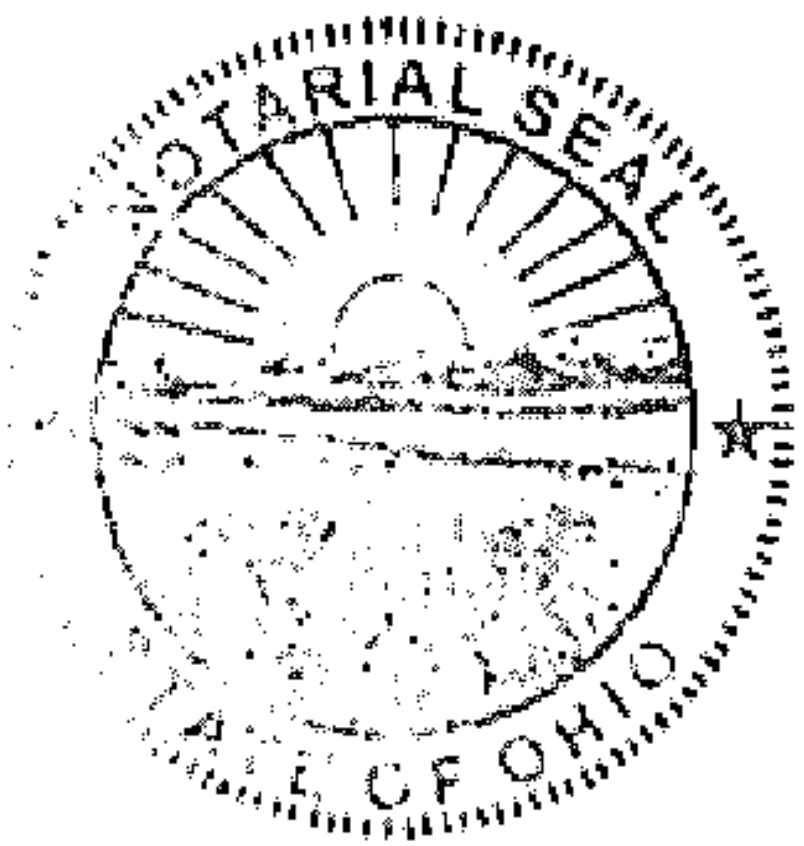
5800 Monroe Street
Sylvania, OH 43560
WITNESS 2 ADDRESS

STATE OF OHIO
COUNTY OF LUCAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2026, by **Marla R. Levine**, ☒ who is personally known to me or ☐ who has produced _____ as identification.

Ann M. Bella
Signature of Notary Public

Ann M. Bella
Print, Type/Stamp Name of Notary



Ann M. Bella
Notary Public, State of Ohio
My Commission Expires:
7/15/2026