

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026066663 2 PG(S)

Prepared without examination of title  
by and return to:  
DAVID G. BOWMAN, JR., ESQ.  
Bowman, George, Scheb, Kimbrough,  
Koach & Chapman, P.A.  
2750 Ringling Boulevard, Suite 3  
Sarasota, FL 34237  
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5/18/2026 12:59 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
SIMPLIFILE Receipt # 3495409

Parcel I.D. No. 0004050004

Doc Stamp-Deed: \$0.70

File No. 10291.002

**WARRANTY DEED**

This Indenture, made this 15th day of May, 2026, between **KEVIN A. ZAVAGLIA and SUZANNE ZAVAGLIA, husband and wife**, hereinafter referred to as Grantor, whose post office address is 3410 Winding Oaks Drive, #52, Longboat Key, Florida 34228, and **KEVIN A. ZAVAGLIA and SUZANNE ZAVAGLIA, husband and wife**, for a life estate, without any liability for waste, and with full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, with or without joinder of the remaindermen, with full power and authority to retain any and all proceeds generated thereby, and with full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of the remaindermen without joinder by the remaindermen, and upon the death of the last life tenant, the remainder, if any, to **the then serving Trustee of the ZAVAGLIA REVOCABLE FAMILY TRUST u/a/d May 21, 2025**, hereinafter referred to as Grantee, whose post office address is 3410 Winding Oaks Drive, #52, Longboat Key, Florida 34228.

Witnesseth: Grantor, in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to them in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, their heirs and assigns forever, the following described property situate in Sarasota County, Florida:

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.

Pursuant to §732.7025, Florida Statutes, Grantors, by executing or joining this deed, intend to each waive homestead rights that would otherwise prevent each of them from devising the homestead property described in this deed to someone other than each other, and acknowledge that each Grantor has made fair disclosure to the other of their respective estates, pursuant to §732.702(2), Florida Statutes.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

The purpose of this warranty deed is to create a life estate in the Grantors with the remainder in the joint trust of the Grantors for estate planning purposes. There is no new consideration for this deed.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. As used herein, the terms Grantor and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has signed and sealed this deed the date above written.

WITNESSES:

sign *David G. Bowman, Jr.*  
David G. Bowman, Jr.  
2750 Ringling Blvd., Ste. 3  
Sarasota, FL 34237

sign *Ernie Forrest*  
Ernie Forrest  
2750 Ringling Blvd., Ste. 3  
Sarasota, FL 34237

*Kevin A. Zavaglia*  
KEVIN A. ZAVAGLIA

*Suzanne Zavaglia*  
SUZANNE ZAVAGLIA

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence this 13th day of May, 2026, by KEVIN A. ZAVAGLIA and SUZANNE ZAVAGLIA, [] who are personally known to me or [] who have produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

*David G. Bowman, Jr.*  
David G. Bowman, Jr.  
State of Florida at Large (Seal)  
My Commission Expires \_\_\_\_\_

