

5/29/2026 4:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500923

Doc Stamp-Deed: \$1,729.00

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0310

Property address:
2896 Coldwater Ln, North Port, Florida 34286

General Warranty Deed

Made this May 28, 2026 A.D. By **Kevin Scott Bowman and Jasmine Bowman, Husband and Wife**, whose post office address is: 24214 NW 52 Ter, Alachua, Florida 32615, hereinafter called the Grantor, to; **Zacary Williams, a single man**, whose post office address is: 2896 Coldwater Lane, North Port, Florida 34286, 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 \$247,000.00 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 4, Block 330, 5th Addition to Port Charlotte according to the plat thereof, recorded in Plat Book 11, page 33, of the Public Records of Sarasota County, Florida.

Parcel ID Number: **0990033004**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Prepared by:
Karen Wolfe
Integrity Title Services Inc
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

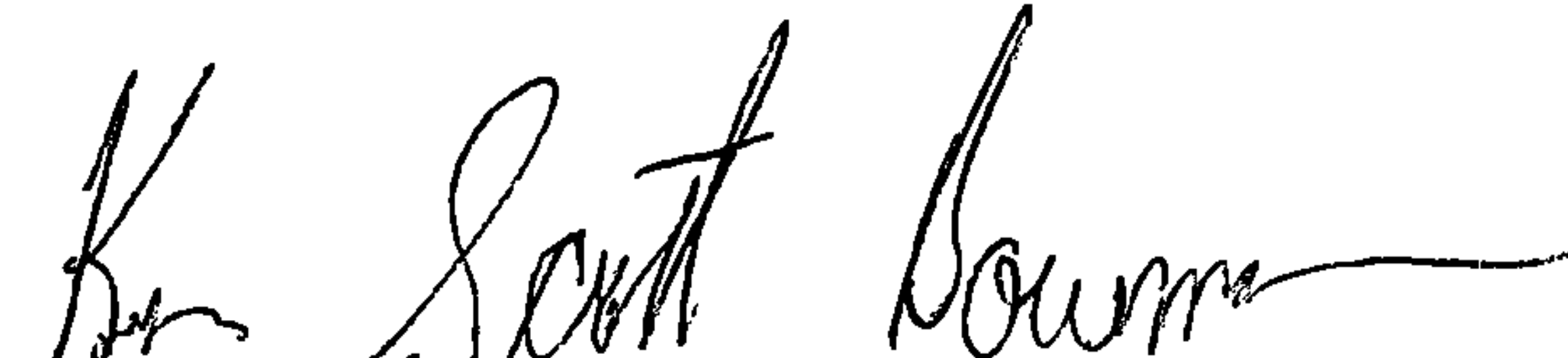
Signed, sealed and delivered in our presence:

Witness 1 signature:

X  _____

Witness 1 Printed Name and Address:

Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

X  _____

Kevin Scott Bowman

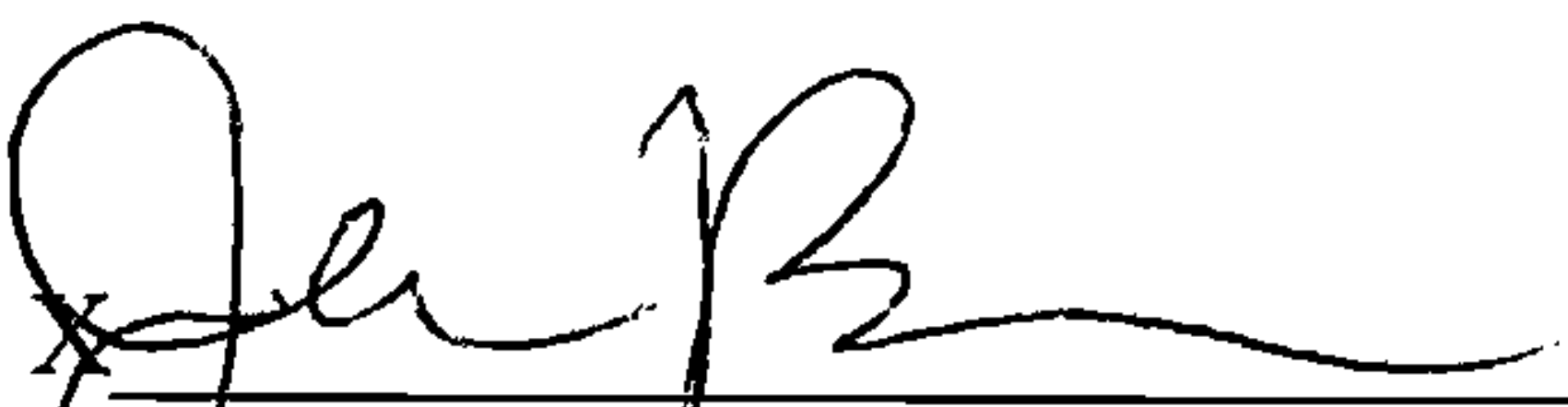
Address: 24214 NW 52 Ter, Alachua, Florida 32615

Witness 2 signature:

X  _____

Witness 2 Printed Name and Address:

Brittany Andersen
4130 Woodmere Park Blvd., Venice, Florida 34293

X  _____

Jasmine Bowman

Address: 24214 NW 52 Ter, Alachua, Florida 32615

State of Florida

County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 26th day of May, 2026, by Kevin Scott Bowman and Jasmine Bowman, who produced _____ as identification.

FL DL Licenses

X

 _____
Notary Public

Print Name:

My Commission Expires:

Seal:

