

Prepared by and return to:

Ernie Forrest
Bowman, George, Scheb, & Chapman, P.A.
2750 Ringling Blvd.
Suite 3
Sarasota, FL 34237

7/10/2026 12:14 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3518153

File No 10291.003

Doc Stamp-Deed: \$10,500.00

Parcel Identification No 0004120014

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

This indenture made the 9th day of July, 2026 between Jennifer Cornelison, a single woman, whose post office address is 7435 S. Alkire Street, Apt 203, Littleton, CO 80127, of the County of Jefferson, Colorado, Grantor, to Kevin A. Zavaglia and Suzanne Zavaglia, husband and wife, whose post office address is 3410 Winding Oaks Drive, #52, 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 19, Block A, SABAL COVE, according to the map or plat thereof as recorded in Plat Book 33, Page 48, 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.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:



Jennifer Cornelison



WITNESS

PRINT NAME: Tessa Aragon

4817 S. Woodsworth Way
Denver CO 80123

WITNESS 1 ADDRESS



WITNESS

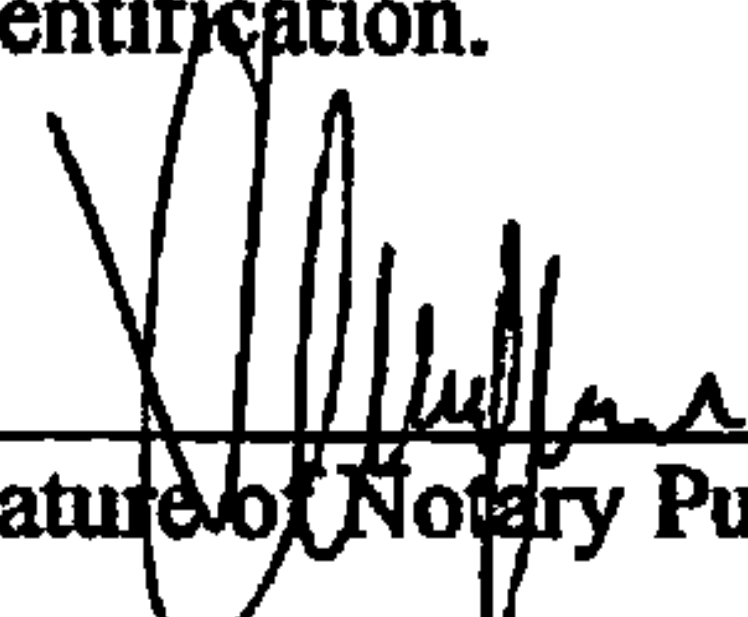
PRINT NAME: Jeff Perrillo

4817 S. Woodsworth Way
Denver Co 80123

WITNESS 2 ADDRESS

STATE OF COLORADO
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 06th day of July, 2026, by Jennifer Cornelison, ☐ who is personally known to me or ☒ who has produced COLORADO DL as identification.


Signature of Notary Public

Cephas Mampuya
Print, Type/Stamp Name of Notary

