

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026109612 2 PG(S)**

8/12/2026 10:48 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3531506

Doc Stamp-Deed: \$0.70

THIS INSTRUMENT PREPARED WITHOUT
EXAMINATION OF TITLE BY
RICHARD R. GANS, ESQ.
FERGESON SKIPPER, P.A.
1515 RINGLING BLVD., 10TH FLOOR
SARASOTA, FL 34236
File No. 15639/29751

PARCEL ID #0129174007

GENERAL WARRANTY DEED

This Deed is made by **STEPHEN P. CONWAY, A MARRIED MAN**, whose address is 928 Debrecen Road, Sarasota, Florida 34240, herein called "Grantor," to **STEPHEN P. CONWAY AND KIM BETZ, husband and wife**, whose address is 928 Debrecen Road, Sarasota, Florida 34240, herein called "Grantee."

(The terms "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns)

Grantor, in consideration of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to the real property in **Sarasota** County, Florida, legally described as follows:

Unit 326, CORAL SHORES CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 1443, Pages 1933 through 1992, inclusive, and amendments thereto, and as recorded in Condominium Book 17, Pages 1 and 1A, of the Public Records of Sarasota County, Florida.

SUBJECT TO easements, restrictions of record if any, applicable zoning regulations and ordinances and taxes for the current year and subsequent years.

This is a conveyance of unencumbered real property as a gift for nominal consideration; therefore, minimum documentary stamp tax is due pursuant to Section 12B-4.014(2), Florida Administrative Code.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

Executed on 8/11, 2026.

WITNESSES:

[Signature]
Witness #1 **Tabitha Stone**
Print Name:
Witness address: 1515 Ringling Blvd NE
Sarasota FL 34236

[Signature]
STEPHEN P. CONWAY

[Signature]
Witness #2 **JANYCE L. MCCARTE**
Print Name:
Witness address: 1515 Ringling Blvd
Sarasota, FL 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of August, 2026, by **STEPHEN P. CONWAY**, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Signature]
Notary Public **RICHARD R. GANS**
Printed Name:
Serial Number (if any) _____
Commission Expiration Date _____

4921-3026-0907, v. 1

