

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

9/1/2026 1:56 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3539867

File Number: 2026-0479

Doc Stamp-Deed: \$3,150.00

Property address:
305 N Conrad Ave, Sarasota, Florida 34237

General Warranty Deed

Made this August 31, 2026 A.D. By **KNS Property Solutions LLC**, whose post office address is: 3536 Canon Ct, Titusville, Florida 32796, hereinafter called the Grantor, to; **Corey M Zarves**, whose post office address is: 305 N Conrad Ave, Sarasota, Florida 34237, 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 \$450,000.00 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 24, BLOCK M, AVION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel ID Number: **2030140093**

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.

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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:

Sandra Whitehead
6311 Atrium Dr # 206, Lakewood Ranch FL 34202

KNS Property Solutions LLC, a Michigan Limited Liability Company

X

by Kwame Searcy, Manager

Witness 2 signature:

X

Witness 2 Printed Name and Address:

Wesley Moyer
6311 Atrium Dr # 206, Lakewood Ranch FL 34202

State of FLORIDA County of MANATEE

The foregoing instrument was acknowledged before me by means of [☒] physical presence OR [☐] online notarization, this 21st day of August, 2026, by Kwame Searcy, who is/are personally known to me or who has produced FL Driver License as identification.

X

Notary Public

Print Name:

My Commission Expires:

Seal:

