

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026050349 2 PG(S)**

4/16/2026 2:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3481377

Doc Stamp-Deed: \$1,750.00

Consideration: \$250,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Andrew Conaboy, Esq.
201 Center Road
Ste 210
Venice, FL 34285
26-48102-001

Property Appraiser's Parcel ID No.: 0026-05-0074

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 16th day of April, 2026, by and between **DONALD GARY WEAVER AND PATRICIA MUSSELWHITE-WEAVER AKA PATRICIA J. MUSSELWHITE, HUSBAND AND WIFE, INDIVIDUALLY AND AS TRUSTEES OF THE DONALD GARY WEAVER AND PATRICIA MUSSELWHITE-WEAVER REVOCABLE TRUST DATED MARCH 7, 1992**, whose address is **301 West 6th Street, Atlantic, IA 50022** (hereinafter "GRANTOR"), and **EQUITY TRUST COMPANY CUSTODIAN FBO TODD LUFT IRA**, whose address is **5686 Beneva Woods Circle, Sarasota, FL 34233** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 10, BLOCK "C", SUNNYBROOK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 179, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, 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 for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; 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.

The named Grantor(s) herein represent that they are the sole trustees of the trust, that the trust has not been amended or modified, that the trust is in full force and effect, and that they have full right and authority to convey the property to the Grantee(s).

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) Kimberly Jordan

Printed Name Kimberly Jordan

P.O. Address 6271 St Augustine Rd

Jacksonville FL 32217

(2) Tatiana Villarreal

Printed Name Tatiana Villarreal

P.O. Address _____

125 SW 112th ST Apt. A501 Seattle, WA 98146

GRANTOR:

Donald Gary Weaver and Patricia Musselwhite-Weaver, Individually and as Trustees of The Donald Gary Weaver and Patricia Musselwhite-Weaver Revocable Trust dated March 7, 1992

By: Donald G. Weaver

Donald G. Weaver, Individually and as Trustee aforesaid

By: Patricia Musselwhite-Weaver

Patricia Musselwhite-Weaver, aka Patricia J. Musselwhite, Individually and as Trustee aforesaid

STATE OF FLORIDA
COUNTY OF ~~SARASOTA~~ ^{St Johns}

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization, this 16 day of April, 2026, by Donald G. Weaver and Patricia Musselwhite-Weaver aka Patricia J. Musselwhite, Trustees of Donald Gary Weaver and Patricia Musselwhite-Weaver Revocable Trust dated March 9, 1992, () who is/are personally known to me or (✓) who has/have produced Driver License as identification.

Kimberly Jordan
Signature of Notary Public

Kimberly Jordan
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

