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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3506764

This Document Prepared By and  
After Recording, Mail To:

Mark Martella, Esq.  
Martella Law Firm, PLLC  
18245 Paulson Drive, Suite 131  
Port Charlotte, FL 33954

Doc Stamp-Deed: \$0.70

## WARRANTY DEED

The undersigned Grantors declare that this conveyance transfers Grantors' interest to Grantors' Revocable Trust for ZERO consideration and the beneficial interest in the property remains the same.

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida Administrative Rule 12B-4.013(28)(a).

THIS WARRANTY DEED, made the 11<sup>th</sup> day of June 2026, by Richard Allen Weaver, II and Nicole Christine Weaver, husband and wife the GRANTORS

Whose mailing address is 820 Connemara Circle, Venice, FL 34292;

TO

Richard A. Weaver, II and Nicole Christine Weaver, as co-Trustees of THE RICHARD AND NICOLE WEAVER LIVING TRUST, U/A dated June 11, 2026, the GRANTEEES,

Whose mailing address is 820 Connemara Circle, Venice, FL 34292;

(Whenever used herein the terms "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, trusts and trustees)

The Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantors paid by Grantee, the receipt of which is hereby acknowledged, hereby grant, bargain, sell, unto the Grantee all of that property situate in Sarasota County, State of Florida, viz:

Lot 2, BRIDLE OAKS, FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 36, Pages 22, of the Public Records of Sarasota County, Florida.

Assessor's Parcel Number: 0402110020

MORE commonly known as: 820 Connemara Circle, Venice, FL 34292.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

To have and to hold, the same in fee simple forever.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 accrued if any.



