

✓ THIS INSTRUMENT PREPARED BY AND RETURN TO:
GEORGE BROWNING, III, ~~PA.~~ *UB*
46 N. WASHINGTON BLVD., SUITE 27
SARASOTA, FL 34236
Property Appraiser's Parcel Identification No. 2030070058

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026085216 1 PG(S)
June 23, 2026 11:22:37 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70


WARRANTY DEED

THIS WARRANTY DEED Made the 23 day of June, 2026, by VIRGINIA L. BAXTER, a single woman, under the hereinafter called the Grantor, whose post office address 3312 7th Street, Sarasota, Florida 34237 to VIRGINIA L. BAXTER and CHARLES B BAXTER, in joint names with right of survivorship, whose post office address is 3312 7th Street, Sarasota, Florida 34237 hereinafter called the Grantee (wherever 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)

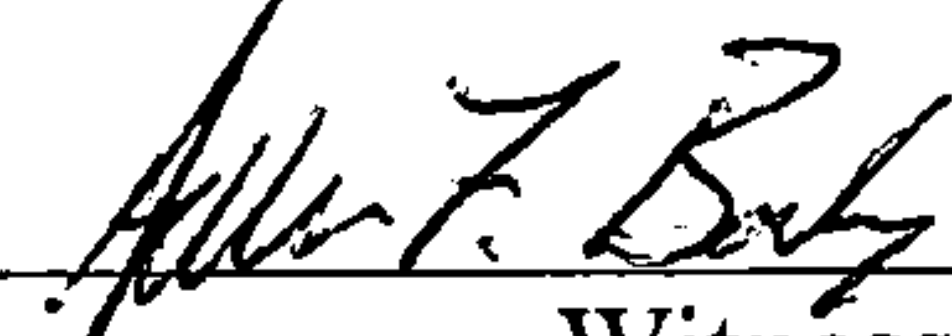
WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida

Lots 56, CAROLINA ESTATES, Unit No. 2, , as per plat thereof recorded in Plat Book 12, Page 10, of the public records of Sarasota County, Florida.

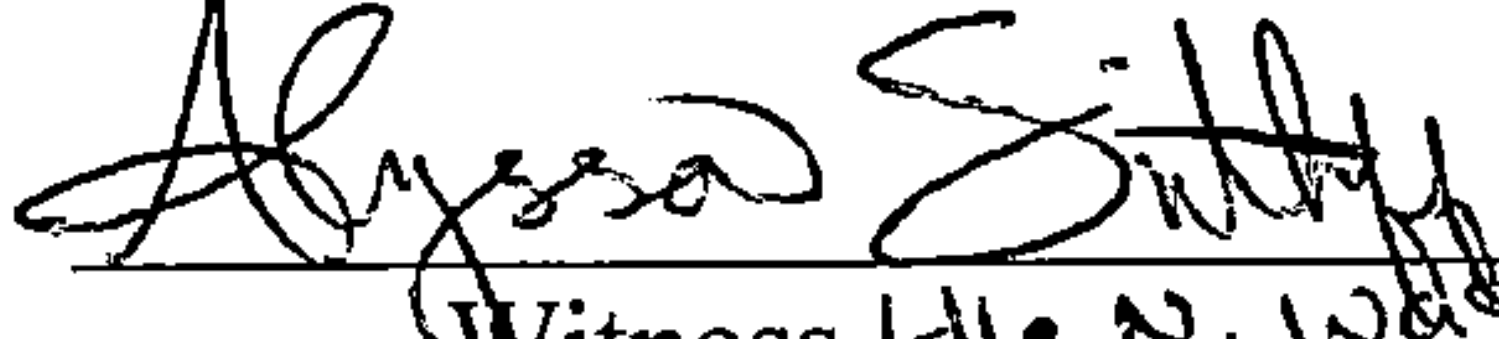
Address: 3312 7th Street, Sarasota, FL 34237

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:


Witness
46 N. Washington Blvd, Ste 18, Sarasota, FL 34236
Allan F. Bailey
Printed Name of Witness


VIRGINIA L. BAXTER


Witness 46 N. Washington Blvd #18
Alyssa Sutliff Sarasota, FL 34236
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

SWORN TO and subscribed before me this 23 day of June, 2026,
VIRGINIA L. BAXTER., who is personally known to me or who have produced
_____ as identification.



Notary Public

