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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3523642

This document prepared by:
Robert W. Browning, Jr., Attorney
3277 Fruitville Rd., C-2
Sarasota, Fl. 34237
Parcel ID # 0060-04-0101

Doc Stamp-Deed: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2026, between ROBERT C. HEISNER, a single man, 5144 Course Dr., #1004, Sarasota, FL 34232, Grantor, and JOHN W. HEISNER, ELIZABETH A. PAUL, and MELISSA S. VANDERSLUYS, as joint tenants with rights of survivorship, c/o Robert C. Heisner, 5144 Course Dr., #1004, Sarasota, FL 34232, Grantees.

Witnesseth, that the Grantor, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to the said Grantees and Grantees' successors and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to wit:

Lot 71, ENCLAVE AT FOREST LAKES, according to the Plat thereof, as recorded in Plat Book 49, Page 39, of the Public Records of Sarasota County, Florida.

Subject to real property taxes for 2026 and subsequent years, and valid easements, reservations, and restrictions of record.

Subject to a Life Estate retained by the Grantor ROBERT C. HEISNER, said Life Tenant to retain the full power and authority to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby,

Grantor hereby covenants with Grantees that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantees shall have quiet enjoyment thereof subject to the retention of the life estate by Grantor ROBERT C. HEISNER provided for herein. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

THE PROPERTY DESCRIBED HEREIN IS THE HOMESTEAD OF ROBERT C. HEISNER AND HE WISHES TO RETAIN HIS FLORIDA HOMESTEAD RIGHTS IN THE PROPERTY BY VIRTUE OF THE FACT HE IS RETAINING A LIFE ESTATE AND WILL CONTINUE TO OCCUPY THE PROPERTY AS HIS PRIMARY RESIDENCE.

WITNESSES:



Robert W. Browning, Jr.
3277 Fruitville Rd, C-2
Sarasota, FL 34237

GRANTOR:


ROBERT C. HEISNER

Jennifer L. Williams
3277 Fruitville Rd, C-2
Sarasota, FL 34237

**STATE OF FLORIDA
COUNTY OF SARASOTA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 23rd day of July, 2026, by ROBERT C. HEISNER, who personally appeared before me and is personally known to me.



Robert W. Browning, Jr,
Notary Public, State of Florida

