

Prepared by and return to:
Metropolitan Title LLC
Metropolitan Title, LLC
7500 Iron Bar Lane
Suite 205
Gainesville, VA 20155
(703) 753-9005
File No 26-6793

8/6/2026 1:03 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3529358

Doc Stamp-Deed: \$2,254.00

Parcel Identification No 0439110045 Consideration: \$322,000.00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of August, 2026, between **Robert Bruce WEAVER**, a widower not remarried, also known of record as **Bruce WEAVER**, whose post office address is 8504 Lee Jackson Circle, Spotsylvania, VA 22553, of the County of Spotsylvania, Virginia, Grantor, to **Phillip Johnson BAXTER and Lisa S. BAXTER**, a married couple, as tenants by the entirety with full rights of survivorship, whose post office address is 423 Brenthem Farm Drive, Fredericksburg, VA 22405, of the County of Stafford, Virginia, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota County, Florida, to-wit:

Lot 5, HERON SHORES, according to the map or plat thereof, as recorded in Plat Book 30, Page 21, of the Public Records of Sarasota County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 8504 Lee Jackson Circle, Spotsylvania, VA 22553.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Robert Bruce WEAVER

Robert Bruce WEAVER, also known
of record as Bruce WEAVER

Rhonda Lynn Gobie

WITNESS

PRINT NAME: Rhonda Gobie

3 St. Ives Court

Stafford, VA 22556

WITNESS 1 ADDRESS

Robert Michael Hrabe

WITNESS

PRINT NAME: Robert Michael Hrabe

7811 Villa Place

Glen Allen, VA 23059

WITNESS 2 ADDRESS

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD

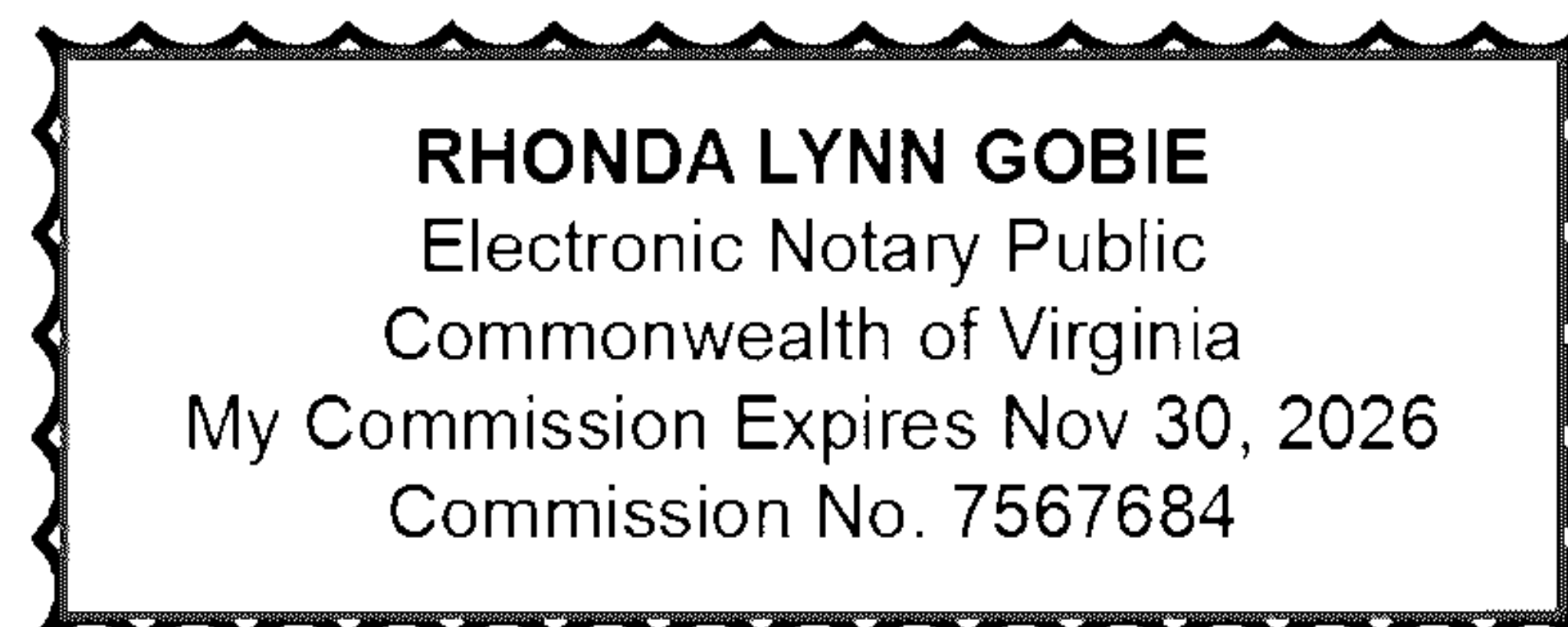
The foregoing instrument was acknowledged before me this 5th day of August, 2026 by Robert Bruce WEAVER, also known
of record as Bruce WEAVER.

Rhonda Lynn Gobie

Notary Public's signature

Notary registration number: 7567684

My commission expires: 11/30/2026



This remote online notarization involved the use of audio/visual
communication technology