

Record and Return to:

Prepared By SUSAN WILKES
Chelsea Title Company
3322 Bee Ridge Road
Sarasota, FL 34233
incidental to the issuance of a title insurance policy
File Number 01-283
Parcel ID # 65-07-0007
Grantee(s) SS # [REDACTED]

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2001072196 1 PG
2001 MAY 23 03:33 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CBETHEL Receipt#048145
Doc Stamp-Deed: 595.00

**WARRANTY DEED
(INDIVIDUAL)**



This WARRANTY DEED, dated 5/9/01 by
THANH TRUNG THAI and PHUONG T. NGUYEN, husband and wife
whose post office address is
7433 PALMER GLEN CIR., SARASOTA, FL 34240
hereinafter called the GRANTOR, to
BINH T. THAI, a single person
whose post office address is
5860 COUNTRYWOOD DRIVE SARASOTA FL 34232
hereinafter called the GRANTEE

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 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, viz

Lot(s) 1234, RIDGEWOOD ESTATES, 20TH ADDITION, according to the plat thereof, recorded in Plat Book 26, Page(s) 3 & 3A, of the Public Records of SARASOTA County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2001 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple, that the GRANTOR has good right and lawful authority to sell and convey said land, 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 signed and sealed these presents the date set forth above

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Signature [Signature]
Print Name S. WILKES

[Signature]
THANH TRUNG THAI

Signature [Signature]
Print Name DARRAN CHICHESTER

[Signature]
PHUONG T. NGUYEN

State of Florida
County of Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me on 5/9/01 by
THANH TRUNG THAI and PHUONG T. NGUYEN, husband and wife
who is personally known to me or who has produced driver license as identification and who did not take an oath

Notary Seal
SUSAN WILKES
Notary Public, State of Florida
My Comm. Expires 6/30/03
Comm. No. 00000014

Signature [Signature]
Print Name SUSAN WILKES Notary Public