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Prepared By: **STEPHEN F. VOIGT, ESQ.**
Voigt & Voigt, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
incidental to the issuance of a title insurance policy.
File Number: **24x0379**
Parcel ID #: **0065-07-0007**

10.00
1050.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2004169229 1 PG
2004 AUG 30 06:30 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RAGIORDA Receipt#518989

Doc Stamp-Deed: 1,050.00

2004169229

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 08/28/04 by
BINH T. THAI, a married person
whose post office address is:
2721 Harvest Drive, Sarasota, FL 34240
hereinafter called the GRANTOR, to
NAM PHUONG NGOC NGUYEN, 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 1234, RIDGEWOOD ESTATES, 20TH ADDITION, according to the plat thereof recorded in Plat Book 26, Page 3, of the Public Records of SARASOTA County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2004** 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: _____
Print Name: Jerry Stubblefield

BINH T. THAI

Signature: _____
Print Name: Rmonelle

State of **Florida**
County of **Sarasota**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 08/28/04 by:
BINH T. THAI
who is personally known to me or who has produced A FLA. DRIVER LICENSE as identification.

Signature: _____
Print Name:

Jerry L. Stubblefield
MY COMMISSION # DD207389 EXPIRES
May 29, 2007
BONDED THRU TROY FAIN INSURANCE, INC.