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Dec. 16, 2009 10:50AM LADERA CONSTRUCTION

Prepared by
Kristen Hertel, an employee of
Advanced Title And Escrow Services, LLC
3307 Clark Road Suite 203
Sarasota, FL 34231

Return to: GRANTEE

File No.: 09-1426

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2009161238 2 PGS
2009 DEC 30 04:33 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#1235554
Doc Stamp-Deed: 728.00

WARRANTY DEED



This indenture made on 12/16/2009 A.D., by

NAM PHUONG NGOC NGUYEN, a married woman

whose address is: **4630 Tamworth Court , Orlando, FL 32839**
hereinafter called the "grantor", to

Ut Van Pham, a single man

whose address is: **5860 Countrywood Drive, Sarasota, Florida 34232 ,**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, to-wit:**

LOT 1234, RIDGEWOOD ESTATES 20TH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 3 & 3A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Parcel Identification Number: **0065-07-0007**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2009.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
NAM PHUONG NGOC NGUYEN

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: BETEL TAFESSE

[Signature]
Witness Signature

Print Name: NICOLA DIBIASE

State of Florida

County of Sarasota

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 12/18/2009, by NAM PHUONG NGOC NGUYEN, a married woman who is personally known to me or has produced a valid driver's license as identification.

[Signature]
NOTARY PUBLIC

Notary Print Name

My Commission Expires: _____

