

Prepared by:
Karen Wolfe
Integrity Title Services Inc
4130 Woodmere Park Blvd, Suite 12
Venice, Florida 34293

File Number: 2026-0105

Property address:
7530 W Price Blvd, North Port, Florida 34291

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026040845 2 PG(S)**

3/30/2026 1:40 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3473261

Doc Stamp-Deed: \$2,100.00

General Warranty Deed

Made this March 26, 2026 A.D. By **Alexander A. Powell and Audrey M. Powell, Husband and Wife**, whose post office address is: 3283 Sikeston Avenue, North Port, Florida 34286, hereinafter called the Grantor, to; **Billy B. Nguyen, a married man and his wife, Hao Thi My Nguyen**, whose post office address is: 7530 W Price Blvd, North Port, Florida 34291, hereinafter called the Grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 \$300,000.00 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 13, Block 1724, Thirty-Sixth Addition to Port Charlotte Subdivision, according to the plat thereof recorded at Plat Book 16, Page 3, in the Public Records of Sarasota County, Florida.

Parcel ID Number: **0972172413**

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

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 31, 2025.

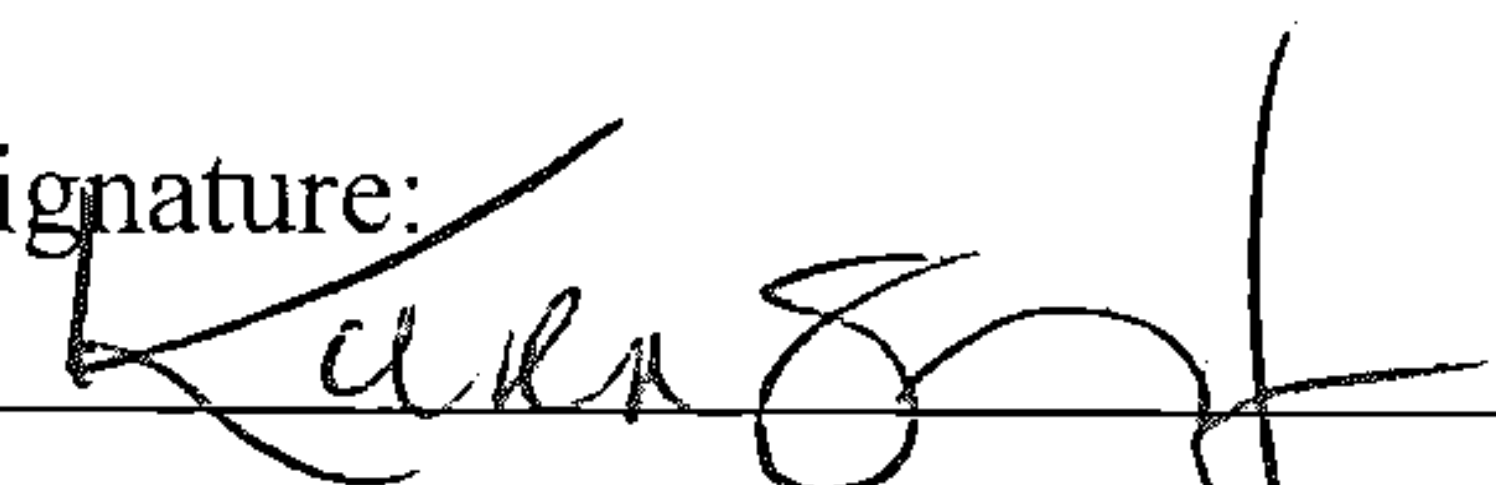
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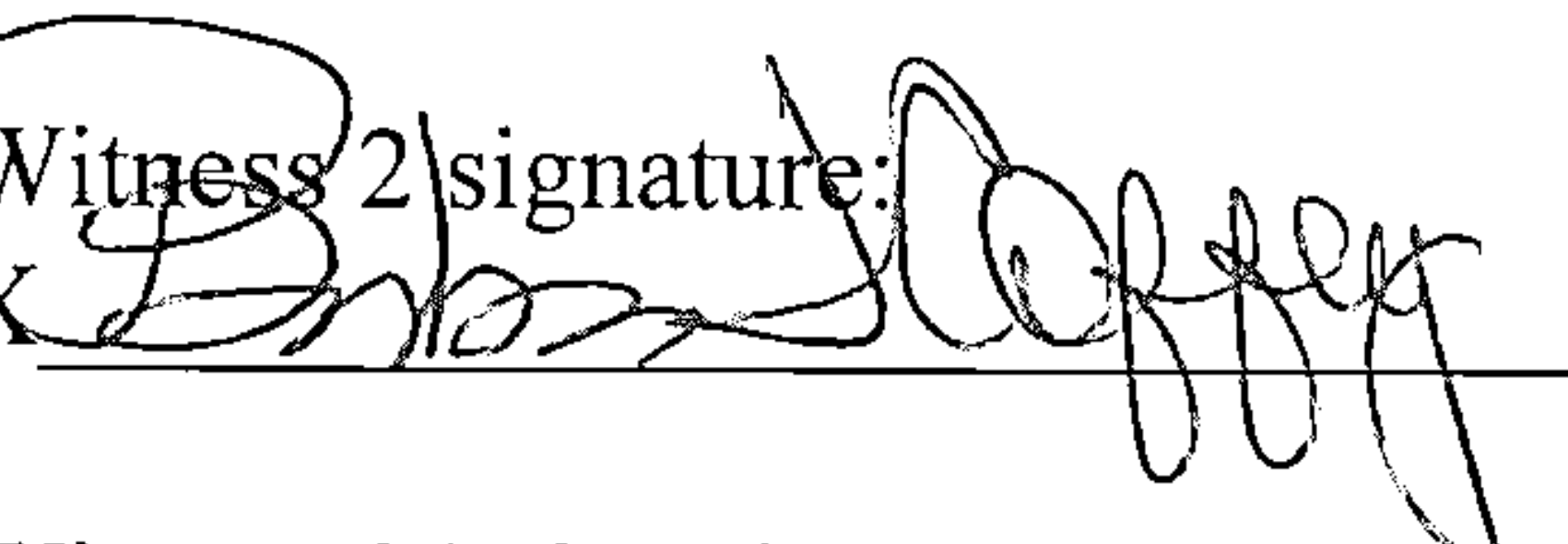
Property address:
7530 W Price Blvd, North Port, Florida 34291


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:
X 
Witness 1 Printed Name and Address:
Karen J Wolfe
4130 Woodmere Park Blvd., Venice, Florida 34293

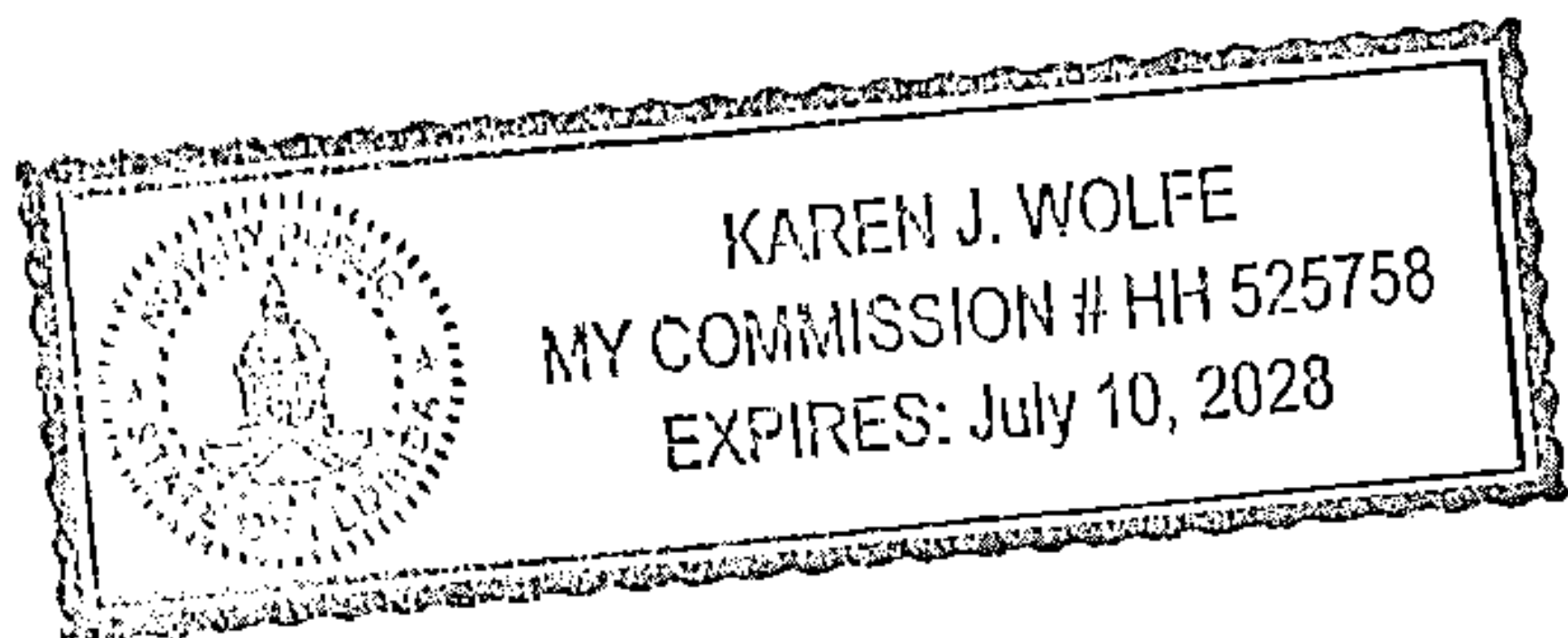
X 
Alexander A. Powell
Address: 3283 Sikeston Avenue, North Port, Florida
34286

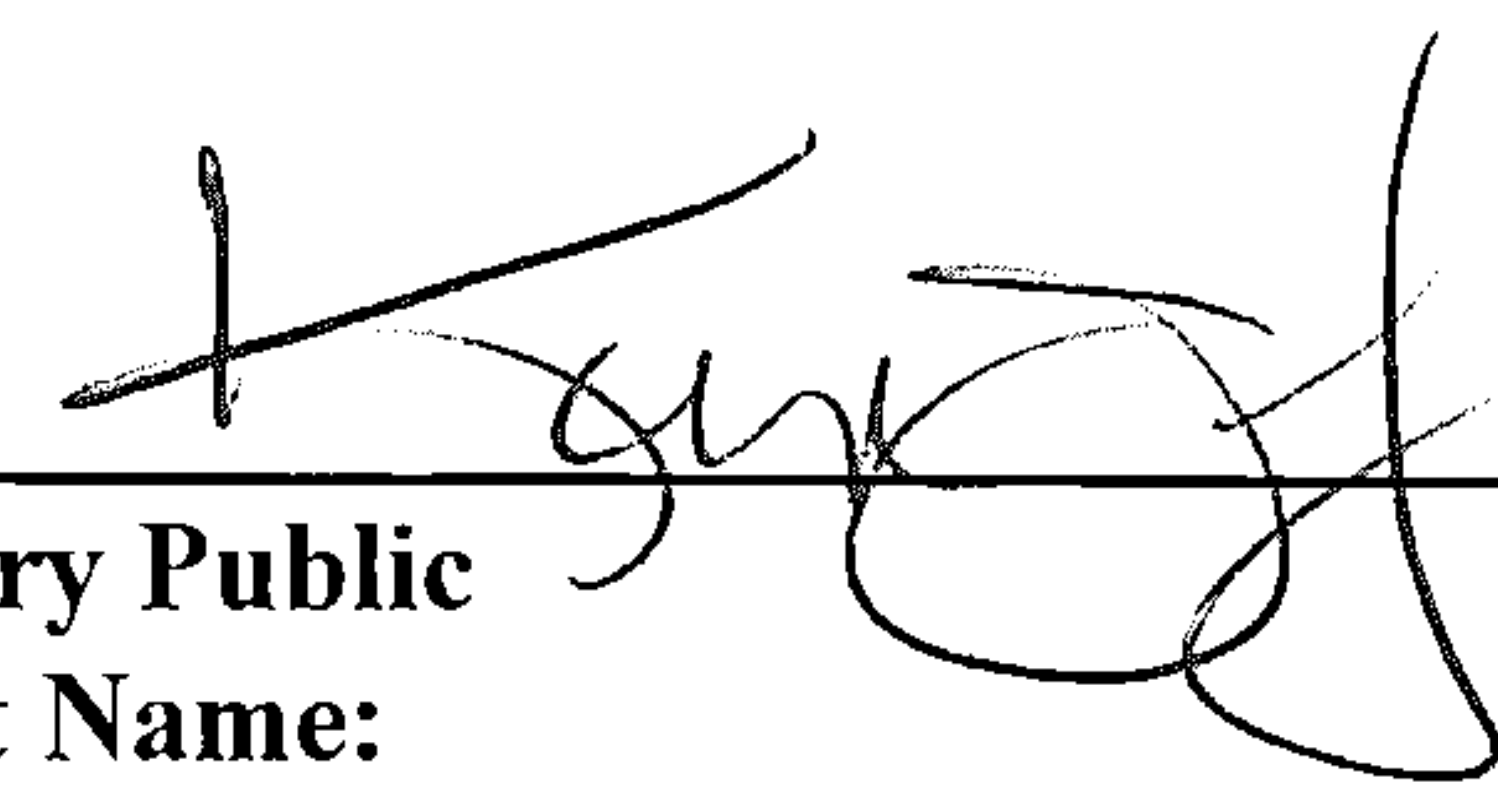
Witness 2 signature:
X 
Witness 2 Printed Name and Address:
Barbara J. Coffey
4130 Woodmere Park Blvd., Venice, Florida 34293

X 
Audrey M. Powell
Address: 3283 Sikeston Avenue, North Port, Florida
34286

State of Florida County of Sarasota

The foregoing instrument was acknowledged before me by means of X physical presence OR [] online notarization, this 26th day of March, 2026, by Alexander A. Powell and Audrey M. Powell, who produced FL ID licenses as identification.



X 
Notary Public
Print Name:
My Commission Expires:
Seal: