

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026043257 2 PG(S)

Prepared by and return to:  
PATRICK SEIDENSTICKER, ESQ.



2033 Main Street, Suite 600  
Sarasota, Florida 34237  
Tel: (941) 366-8100

4/2/2026 1:53 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3475214

Consideration: \$115,000.00  
Documentary Stamps: \$805.00  
Recording Fees: \$18.50

Doc Stamp-Deed: \$805.00

Sarasota County Parcel ID No.: 2028081034

**GENERAL WARRANTY DEED**

THIS INDENTURE, made this 1<sup>st</sup> day of April, 2026, between **Chatchai Veerayuth and Udomsin Veerayuth, husband and wife**, whose post office address is: 103 Waterberry Drive, Broussard, LA 70518 (collectively, "Grantor"), and **Eileen Zhou, a married woman**, whose post office address is: 2610 Pine Lake Terrace #B, Sarasota, FL 34237 ("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 Ten and No/100 Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Sarasota County, Florida, viz:

Unit 2610-B of HIDDEN LAKE VILLAGE, a Condominium according to the plat thereof recorded in Condominium Plat Book 14, Page 16; as further described in that certain Declaration of Condominium thereof recorded in Official Records Book 1368, Page 1482, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with an undivided share in the common elements appurtenant thereto.

SUBJECT TO valid covenants, restrictions, easements, conditions and limitations of record, and taxes for the current year and thereafter.

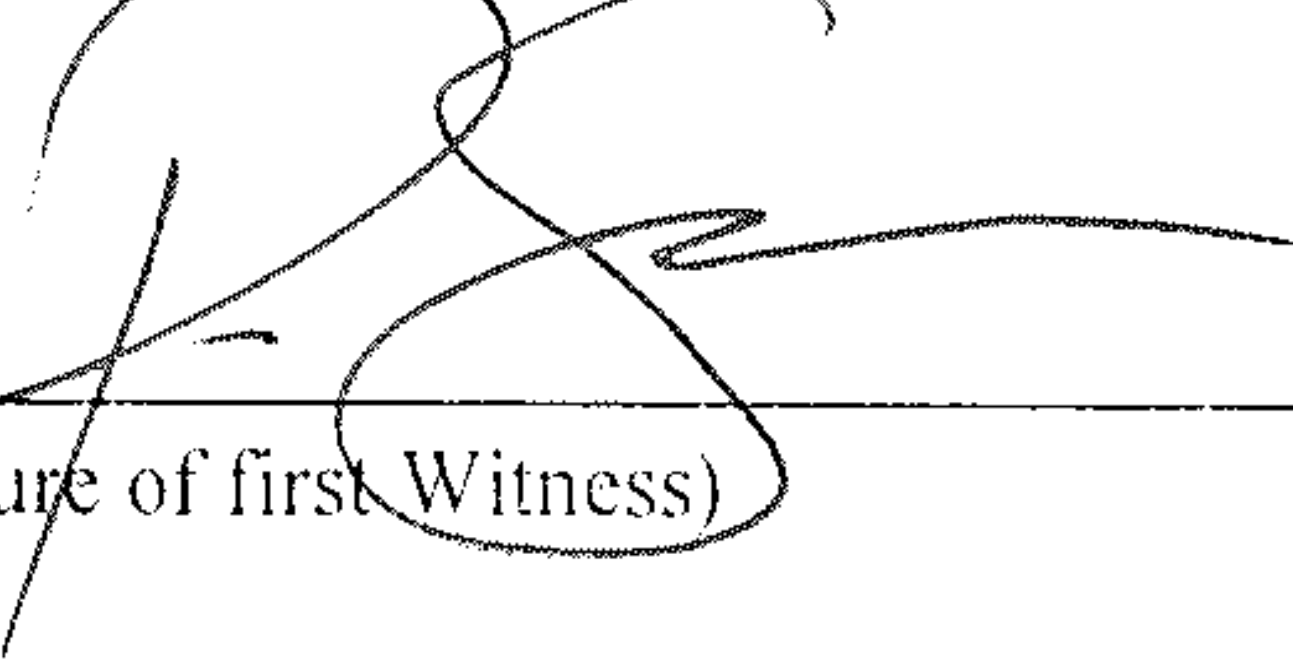
TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

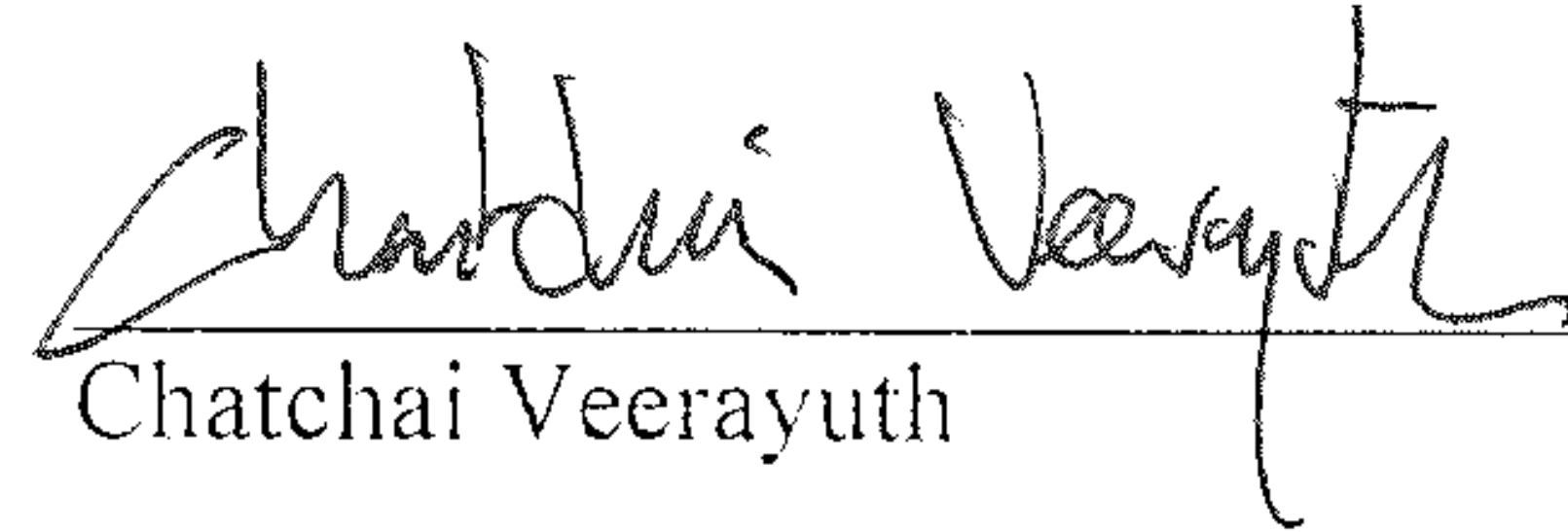
TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR HEREBY COVENANTS with 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

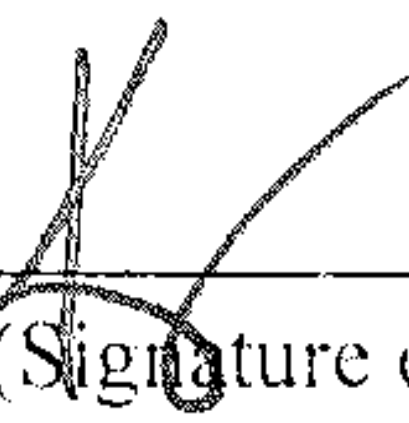
Signed, sealed, and delivered in our presence:

  
\_\_\_\_\_  
(Signature of first Witness)

  
\_\_\_\_\_  
Chatchai Veerayuth

**Patrick Seidensticker**  
\_\_\_\_\_  
(Printed name of first Witness)

Address of first Witness:  
2033 Main Street, Suite 600  
Sarasota, FL 34237

  
\_\_\_\_\_  
(Signature of second Witness)

  
\_\_\_\_\_  
Udomsin Veerayuth

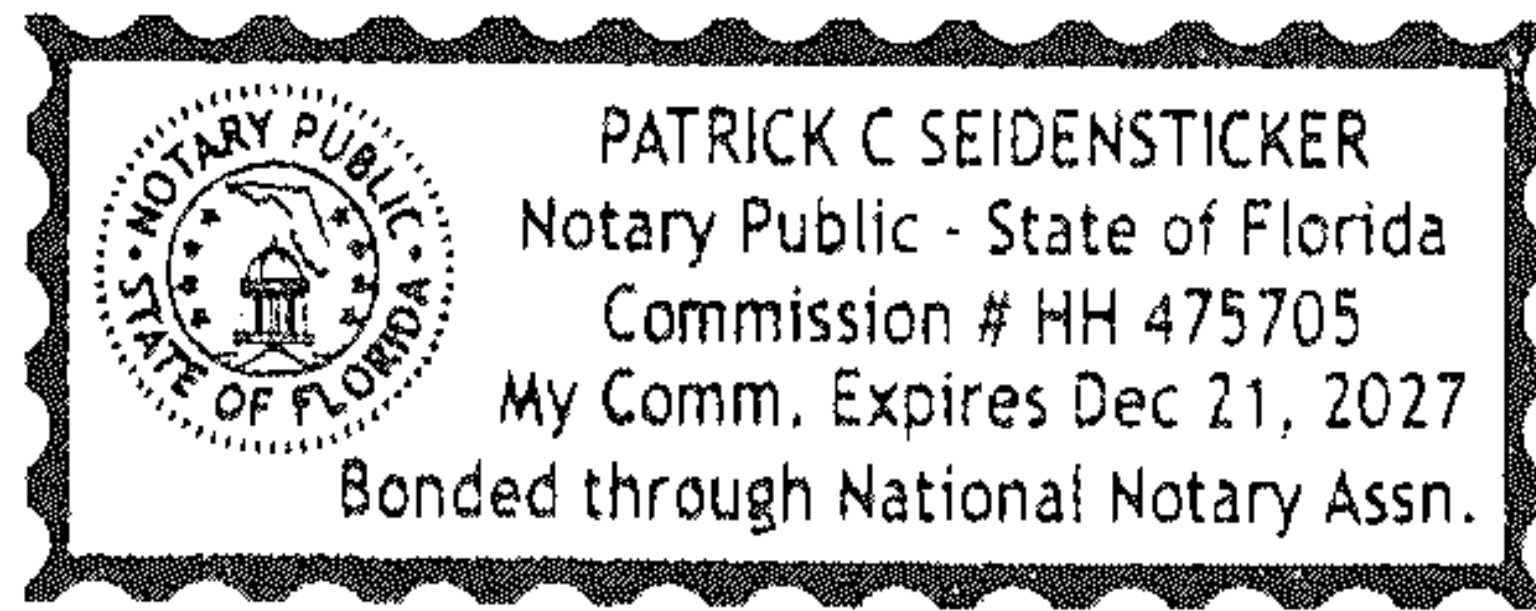
**Katherine McCurdy**  
\_\_\_\_\_  
(Printed name of second Witness)

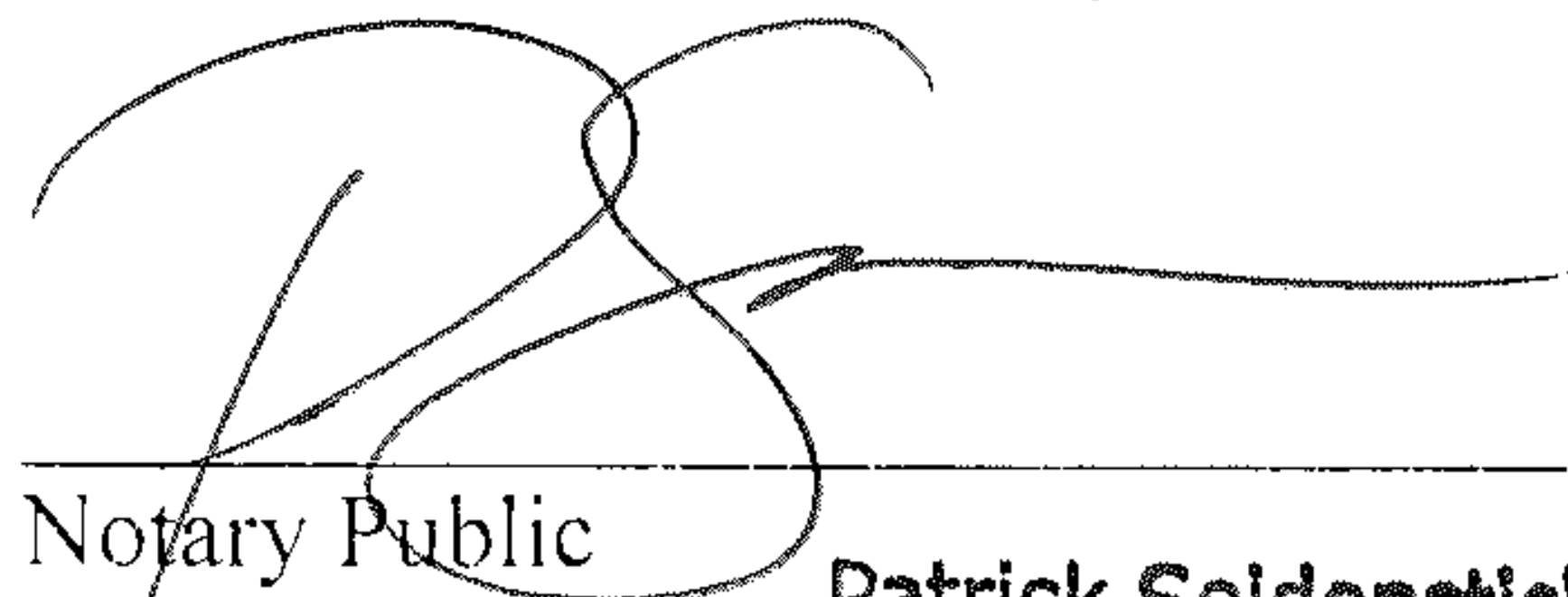
Address of second Witness:  
2033 Main Street, Suite 600  
Sarasota, FL 34237

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of February, 2026, by Chatchai Veerayuth and Udomsin Veerayuth, who  are personally known to me or  have produced FL DL + Passport as identification.

(Notary Seal)



  
\_\_\_\_\_  
Notary Public  
Print Name: **Patrick Seidensticker**  
My Commission Expires: \_\_\_\_\_