

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026049075 2 PG(S)**

4/14/2026 2:38 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3480177

Prepared by and return to:

Sebrenna Walker  
Bayside Integrity Title  
3325 West Bearss Avenue  
Tampa, FL 33618

File No BAYS-2026-572

**Doc Stamp-Deed: \$3,500.00**

Parcel Identification No 0097-15-0019

{Space Above This Line For Recording Data}

**WARRANTY DEED**

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 13th day of April, 2026 between **Basil A. Morgan and Teresa R. Morgan, husband and wife**, whose post office address is 18059 Fleur De Lis, Clinton Township, MI 48038, of the County of Macomb, Michigan, Grantor, to **Thanh Tam Nguyen and Van Duc Nguyen, wife and husband**, whose post office address is 8825 South M Street, Tacoma, WA 98444, of the County of Pierce, Washington, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 57, Wellington Chase, Unit 1, as per Plat thereof recorded in Plat Book 37, Page 43, of the Public Records of Sarasota County, Florida.**

**Tax I.D. Number 0097-15-0019**

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

**Subject to** taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**\*\*\*At the time of conveyance, the subject property is the grantor's homestead property\*\*\***

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Basil A. Morgan  
Basil A. Morgan

Teresa R. Morgan  
Teresa R. Morgan

Michelle Schwartz  
WITNESS  
PRINT NAME: Michelle Schwartz

Michael Schwartz  
WITNESS  
PRINT NAME: Michael Schwartz

3160 BELLEVUE ST.  
SARASOTA, FL. 34237  
WITNESS 1 ADDRESS

3160 Bellevue St  
JACKSONVILLE, FL. 32237  
WITNESS 2 ADDRESS

STATE OF Florida  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9 day of April, 2026, by Basil A. Morgan and Teresa R. Morgan,  who is/are personally known to me or  who has/have produced DRIVERS LICENSE as identification.

Michelle Schwartz  
Signature of Notary Public  
Michelle Schwartz  
Print, Type/Stamp Name of Notary



MICHELLE SCHWARTZ  
Commission # HH 653155  
Expires April 24, 2029