

4/20/2026 11:21 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3482515

Doc Stamp-Deed: \$3,990.00

Prepared by and return to:  
Matthew J. Thompson Esq.  
Kauffman Thompson, PLLC  
1990 Main Street  
Suite 725  
Sarasota, FL 34236  
(941) 479-3006  
File No 5366.00001

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## Warranty Deed

**This Warranty Deed** is made effective as of the 20th day of April, 2026 by **ROBERT R. WARD, an unmarried man**, whose post office address is: **5350 Desoto Road, Unit 1433, Sarasota, FL 34235**, hereinafter called the Grantor, to **LUAN NGUYEN and THANH THUY PHAN, husband and wife** whose post office address is: **5060 Robinsong Road, Sarasota, FL 34233**, 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 **\$570,000.00** 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 situated in **Sarasota County, Florida**, to-wit:

**Lot 12, AMBERLEA II, as per Plat thereof recorded in Plat Book 38, Pages 29, 29A and 29B, of the Public Records of Sarasota County, Florida.**

**A/K/A 5060 Robinsong Road, Sarasota, FL 34233**

**Parcel ID Number: 0091-12-0009**

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any, 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 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 and assessments accruing subsequent to December 31, 2025.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal as of the Effective Date as first above written.

*Signed, sealed and delivered in our presence:*

*Robert R. Ward*  
ROBERT R. WARD

*Maria Rasmussen*  
WITNESS  
PRINT NAME: **Maria Rasmussen**

*Adam Waxter*  
WITNESS  
PRINT NAME: **Adam Waxter**

1990 Main St., Ste.725  
Sarasota, FL 34236

WITNESS 1 ADDRESS

1990 Main St., Ste.725  
Sarasota, FL 34236

WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (x ) physical presence or (  ) online notarization, this 17th day of April, 2026, by ROBERT R. WARD, (  ) who is/are personally known to me or (  ) who has/have produced \_\_\_\_\_ as identification.

*Maria Rasmussen*  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary



MARIA RASMUSSEN  
Commission # HH 693711  
Expires September 2, 2027