

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026052828 2 PG(S)**

4/21/2026 3:10 PM

**KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA**

Prepared by and Return to:  
Amanda Crane  
Suncoast One Title & Closings, Inc.  
4044 North Access Road  
Englewood, FL 34224

**SIMPLIFILE**

Receipt # 3483561

**Doc Stamp-Deed: \$1,854.30**

File No.: ENG-2026-3038  
Parcel ID Number: 1137-15-9222

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

**This indenture made the 20th day of April, 2026 between Brian Nguyen, a married man, whose post office address is 4572 Acacia Ridge Street, Sacramento, CA 95834, of the County of Sacramento, State of California, Grantor, to Dylan Norris and Francesca Bedford-Norris, husband and wife, as tenants by the entirety, whose post office address is 935 Everest Road, Venice, FL 34293, of the County of Sarasota, State of Florida, Grantees:**

**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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

**Lot 22, Block 1592, Thirty-Second Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page(s) 16, 16A through 16L, of the Public Records of Sarasota County, Florida.**

**Grantor** hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

**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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Robin Fulghum*

*Brian Nguyen*

WITNESS 1 SIGNATURE  
PRINT NAME: Robin Fulghum

Brian Nguyen

WITNESS 1 ADDRESS:  
13518 Deer Creek Rd  
Ashland, VA 23005

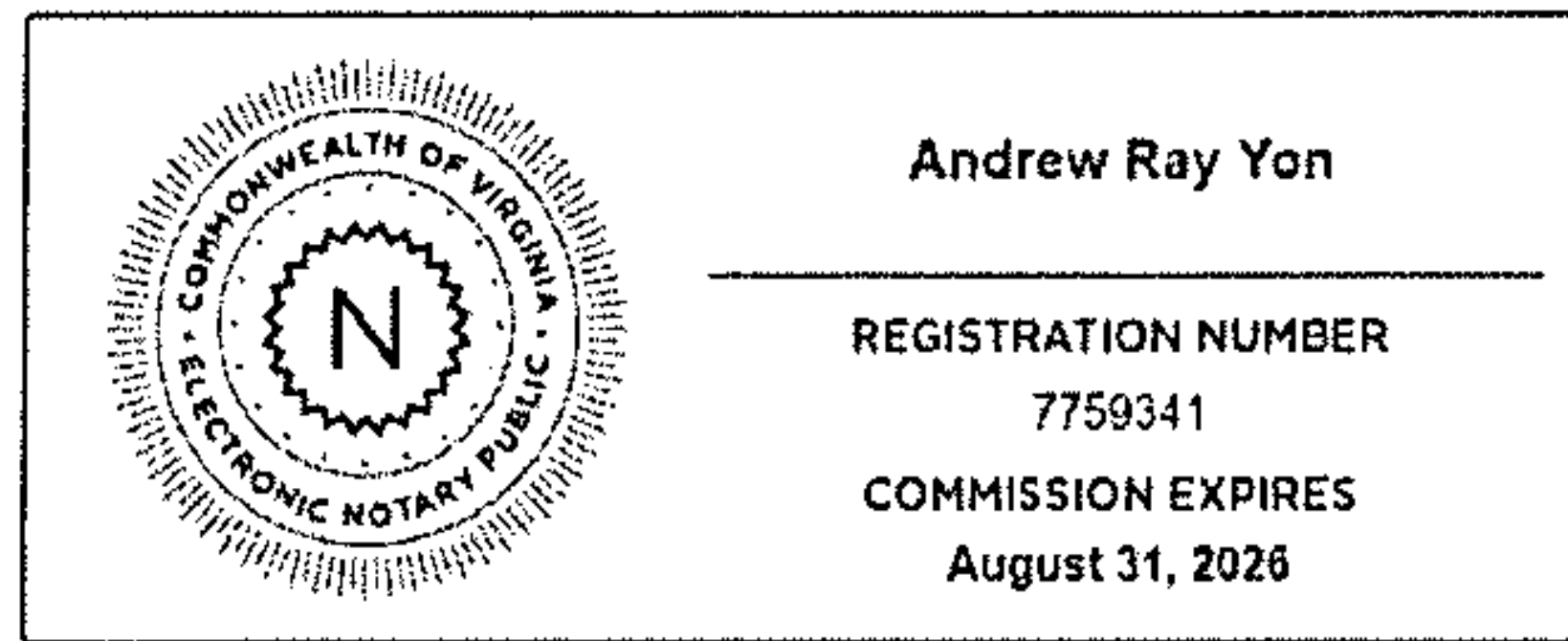
*Andrew Ray Yon*  
WITNESS 2 SIGNATURE  
PRINT NAME: Andrew Ray Yon

WITNESS 2 ADDRESS:  
11357 Nuckols Rd #1087  
Glen Allen, VA 23059

STATE OF Virginia  
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (  )  
online notarization, this 17th day of April, 2026, by Brian Nguyen, ( ) who is/are personally known  
to me or (  ) who has/have produced Driver's License as identification.

*Andrew Ray Yon*  
Signature of Notary Public  
Andrew Ray Yon  
Print, Type/Stamp Name of Notary



(NOTARY SEAL)

Notarized by USA Notary Services LLC using online audio/video communication