

4/23/2026 4:29 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3484989

Doc Stamp-Deed: \$280.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-375
Parcel ID: 1149214852
Consideration: \$40,000.00

Warranty Deed

Know All Men By These Presents that, **Cindy Giang Nguyen, a single woman, and Tan Badinh Le, a single man**, (henceforth referred to as "Grantor") of **8550 West Desert Inn Road, 102-277, Las Vegas, NV 89117**, for consideration paid, grant to **561 Investment LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **6135 Sand Hills Cir, Lake Worth, FL 33463**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Property 1:

Lot 52, Block 2148, FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.

Property 2:

Lot 53, Block 2148, FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 19, Page 38, of the Public Records of Sarasota County, Florida.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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 accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 23rd day of April, 2026

Julie Barnes
Witness #1 Signature

Cindy Giang Nguyen
Cindy Giang Nguyen

Julie Barnes
Witness #1 Printed Name

Tan Badinh Le
Tan Badinh Le

P.O. Address: 1400 S. Valley View
#1097 Las Vegas NV 89102

[Signature]
Witness #2 Signature

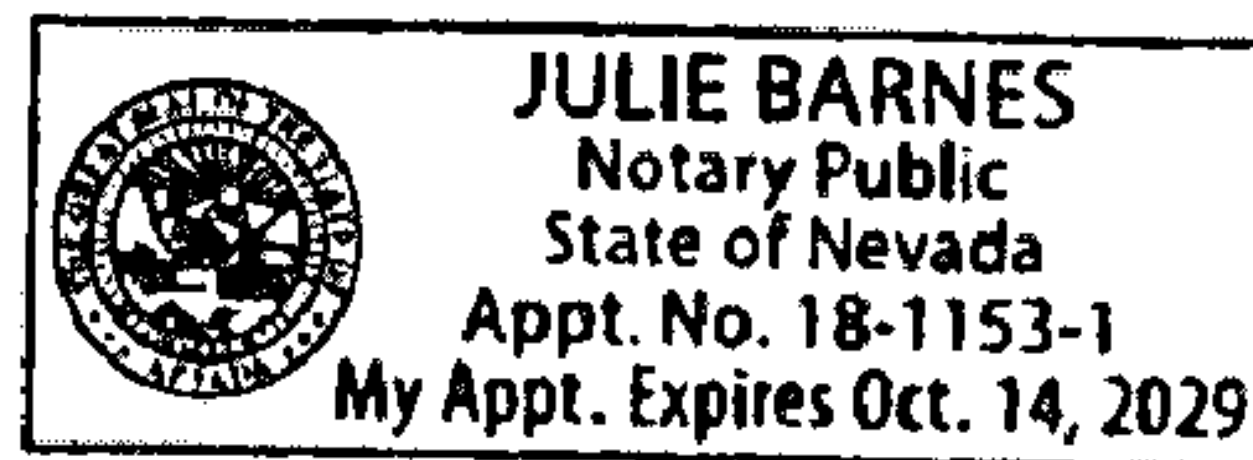
Trang Nguyen
Witness #2 Printed Name

P.O. Address: 2966 Copper Beach Ct.
Las Vegas, NV 89117

STATE OF Nevada
COUNTY OF Clark

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of April, 2026, by Cindy Giang Nguyen and Tan Badinh Le, who is/are personally known to me or who has/have produced NV DRS as identification.

Julie Barnes
Signature of Notary Public



Julie Barnes
Print, Type/Stamp Name of Notary