

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026056977 4 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3487138

Recording Fee: \$18.50
Documentary Stamps: \$0.70
Consideration: \$*

Prepared by and return to:
Gabriele Bodanza, Esq.
Berlin Patten Ebling, PLLC
8433 Enterprise Circle, Suite 200
Lakewood Ranch, FL 34202

Doc Stamp-Deed: \$982.10

Property Appraiser's Parcel ID No.: 0091140018
(FOR INFORMATIONAL PURPOSES ONLY)
Prepared without the benefit of title examination

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 29th day of April, 2026, by and between **THU TRANG T NGUYEN, a married woman, joined by her spouse, HUU HANH V PHAM**, whose address is 4825 Silver Topaz St., Sarasota, FL 34233, and **NGHIA TRONG NGUYEN, a married man**, whose address is 541 Conti Ct., San Jose, CA 95111 (hereinafter "GRANTOR"), and **THU TRANG T NGUYEN, a married woman**, whose address 4825 Silver Topaz St., Sarasota, FL 34233 and **JENNY PHAM, an unmarried woman** whose address is 4825 Silver Topaz St., Sarasota, FL 34233 (hereinafter "GRANTEE").

THE GRANTORS, in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to said GRANTORS in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained, aliened, remised, released, conveyed, confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 6, ASHTON MEADOWS, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 52, PAGES 100 THROUGH 103 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Full power and authority are conferred upon Grantee, as Trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the Trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenances thereto belonging or in anywise appertaining, and subject to restrictions, reservations and easements of record, if any, which reference herein shall not serve to reimpose same, governmental regulations, real property taxes for the current year, and any mortgage or other encumbrances.

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

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under GRANTOR.

The property being conveyed hereby is not the homestead of Nghia Trong Nguyen, Nghia Trong Nguyen's spouse, and/or minor children, if any, nor is it contiguous with or adjacent to such homestead.

***THIS CONVEYANCE REPRESENTS THE TRANSFER OF REAL PROPERTY ENCUMBERED BY A MORTGAGE WITH AN OUTSTANDING BALANCE OF \$280,537.41 WITH A 50% CHANGE IN BENEFICIAL OWNERSHIP, AND THEREFORE, DOCUMENTARY STAMP TAXES ARE BEING REMITTED BASED ON 50% OF THE OUTSTANDING MORTGAGE.**

IN WITNESS WHEREOF, the GRANTORS have hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1)

Printed Name TUNG NGUYEN
P.O. Address: 833 DERBE
DRIVE, SANJOSE CA 95122

NGHIA TRONG NGUYEN

(2)

Printed Name HUYNH KHANH HA NGUYEN
P.O. Address: 541 Conti ct San Jose, 95111

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization
this _____ day of _____, 2026, by Nghia Trong Nguyen.

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

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: _____

Please see attached:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

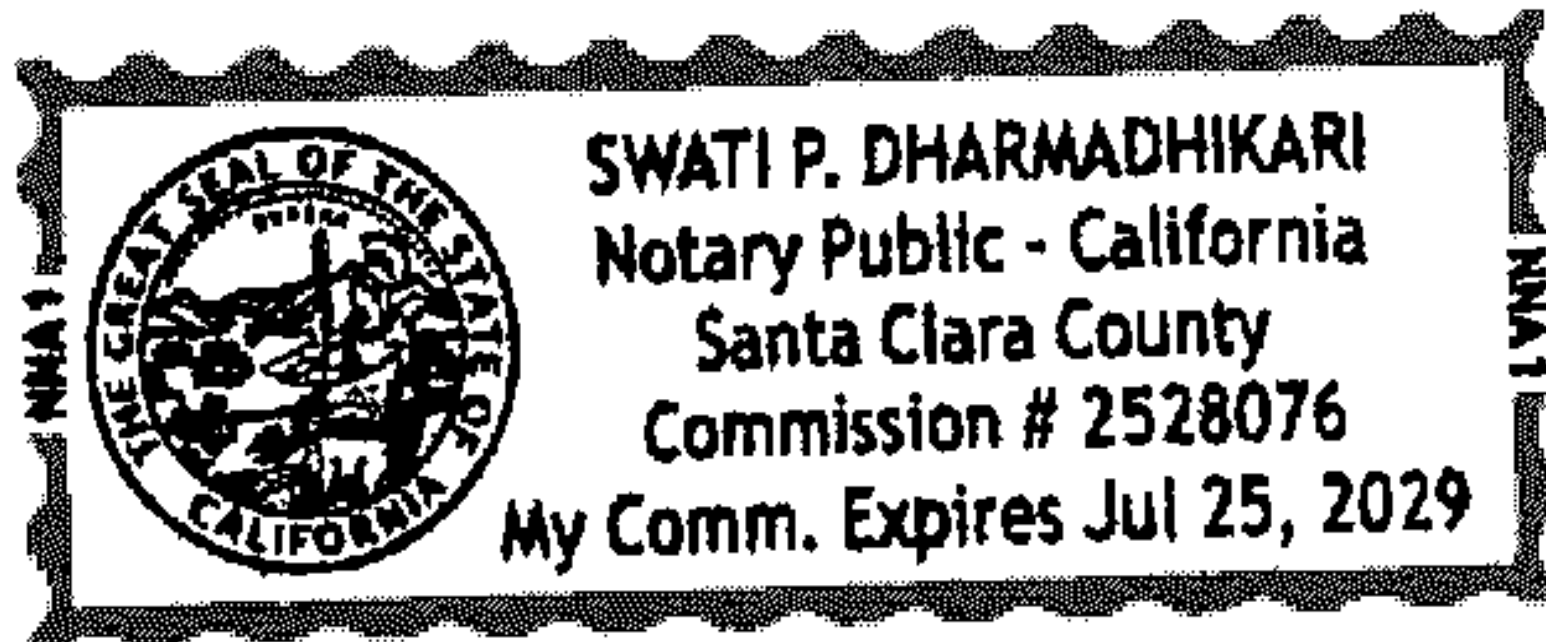
State of California

County of Santa Clara

On April 14th, 2026, before me, Swati P. Dharmadhikari Notary Public, personally appeared Nghia T. Nguyen, Huynh K. Nguyen, Tung B. Nguyen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE S.P. Dharmadhikari

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Special Warranty Deed

Document Date: 04/14/2026 Number of Pages: 1

Signer(s) Other than Named Above: None

IN WITNESS WHEREOF, the GRANTORS have hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) *Carolina Rocha-Jaje*
Printed Name CAROLINA ROCHA-JAJE
P.O. Address: 3700 S. TAMiami Trl.
SARASOTA, FL 34239

Thu Trang T Nguyen
THU TRANG T NGUYEN

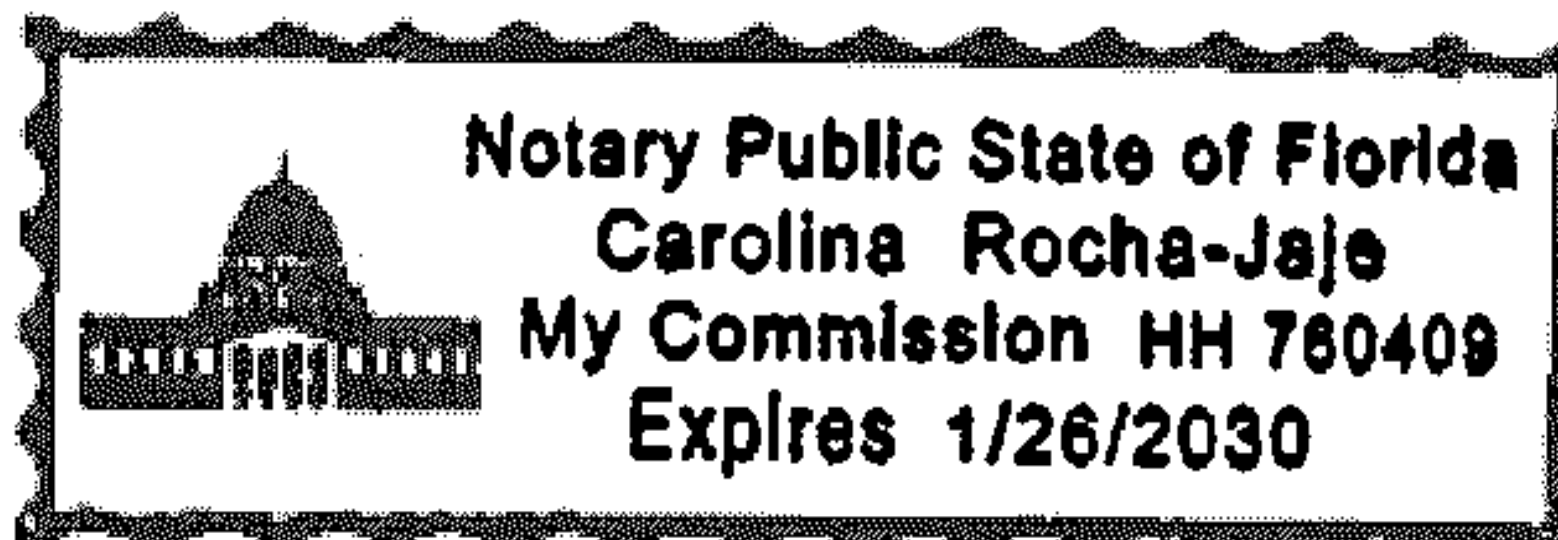
(2) *Andrew Vellela*
Printed Name Andrew Vellela
P.O. Address: 3700 S Tamiami Trail
Sarasota, FL 34239

Huu Hanh V Pham
HUU HANH V PHAM

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 29th day of APRIL, 2026, by Thu Trang Nguyen and Huu Hanh V Pham.

Carolina Rocha-Jaje
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: FL DRIVER'S LICENSE