

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026058067 2 PG(S)**

4/30/2026 2:52 PM

**KAREN E. RUSHING**

**CLERK OF THE CIRCUIT COURT**

**SARASOTA COUNTY, FLORIDA**

**SIMPLIFILE**

Receipt # 3488035

Prepared by and return to:

Harry W. Haskins  
Haskins Law, LLC  
3400 South Tamiami Trail  
201  
Sarasota, FL 34239

File No 2026-149

**Doc Stamp-Deed: \$5,243.00**

Parcel Identification No 0119130016

[Space Above This Line For Recording Data]

**WARRANTY DEED**

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

This indenture made the 30th day of April, 2026 between **Fred Wasik and Sharon Wasik**, husband and wife, whose post office address is 4609 Sweetmeadow Cir, Sarasota, FL 34238 Grantor, to **Hoang D Nguyen and Nhanquyen Nguyen**, husband and wife, whose post office address is 1403 Broadway Ave S, Sauk Rapids, MN 56379, 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 31, Parcel E-1, TURTLE ROCK, UNIT 3, according to the map or plat thereof, as recorded in Plat Book 37, Pages 40, 40A through 40E, inclusive, of the Public Records of Sarasota County, 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 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.

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:

[Signature]  
Fred Wasik

[Signature]  
Sharon Wasik

4750 OAK HILL DR.  
SARASOTA, FL 34232  
WITNESS 1 ADDRESS

3081 Madagascar Ave  
NORTH PORT, FL 34286  
WITNESS 2 ADDRESS

[Signature]  
WITNESS  
PRINT NAME: CHERYL LYCANS  
[Signature]  
WITNESS  
PRINT NAME: Doreen L. Gentz

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of April, 2026, by Fred Wasik and Sharon Wasik,  who is/are personally known to me or  who has/have produced D as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary

