

4/30/2026 3:05 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488058

Doc Stamp-Deed: \$2,975.00

Prepared by and Return to:
JOHN KINGMAN KEATING
Town Square Title, Ltd.
250 East Colonial Drive, Suite 301
Orlando, Florida 32801
Telephone: 407-422-2234

VI26004

PARCEL IDENTIFICATION NUMBER(S): 0389100252

RECORDING INFORMATION ABOVE THIS LINE

WARRANTY DEED

THIS WARRANTY DEED is made and executed as of the 29 day of April, 2026, by **Weekley Homes, LLC, a Delaware limited liability company** (the "Grantor") with a mailing address of 3903 Northdale Boulevard, Suite 280E, Tampa, Florida 33624, to **Thi Kim Cuc Tran and Thanh Van Nguyen, wife and husband** (collectively the "Grantee") with a mailing address of 320 Vistera Boulevard, Nokomis, Florida 34275.

WITNESSETH: That the Grantor for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situated in Sarasota County, Florida, viz:

Lot 252, Vistera, Phase 1, according to the map or plat thereof, as recorded in Plat Book 56, Page(s) 420 through 457, inclusive, of the Public Records of Sarasota County, Florida.

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.

FURTHER, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free from all encumbrances; except taxes and assessments for the year 2026 and all subsequent years, and all conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, provided, however, this reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the said Grantor has executed this Warranty Deed on the day and year first above written.

WITNESSES:

Tara Matthews

WITNESS SIGNATURE
Tara Matthews

WITNESS NAME

WITNESS ADDRESS:
250 EAST COLONIAL DRIVE, SUITE 301
ORLANDO, FLORIDA 32801

Vanessa Angle

WITNESS SIGNATURE
Vanessa Angle

WITNESS NAME

WITNESS ADDRESS:
250 EAST COLONIAL DRIVE, SUITE 301
ORLANDO, FLORIDA 32801

GRANTOR:

Weekley Homes, LLC, a Delaware limited liability company

By: _____
John Kingman Keating
John Kingman Keating, as its Authorized Agent

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization this 22 day of April, 2026 by John Kingman Keating, as Authorized Agent of Weekley Homes, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me OR who has produced a _____ Florida driver's license or _____ Other identification: _____.

Tara Matthews

Notary Public Signature
(PLACE NOTARY NAME & SEAL IMMEDIATELY BELOW)

