

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026065338 2 PG(S)

5/14/2026 1:51 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3494314



Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

Doc Stamp-Deed: \$175.00

File No.: 265887-95

**WARRANTY DEED**

This indenture made on **May 14, 2026** by **Tomas Nguyen and Phuong Bich Ha, husband and wife**, whose address is: 11045 Longhill Dr N, Pinellas Park, FL 33782 hereinafter called the "grantor", to **Landsun Properties 2, LLC, a Florida Limited Liability Company**, whose address is: 5292 Royal Poinciana Way, North Port, FL 34291, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

**Lot 4, Block 1432, TWENTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 15, Page(s) 13, 13A through 13N, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: 0954143204

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]  
Tomas Nguyen

[Signature]  
Phuong Bich Ha

Signed, sealed and delivered in our presence:

[Signature]  
1st Witness Signature

[Signature]  
2nd Witness Signature

Print Name: Crystal Davis

Print Name: Carol L. Davis

Address: 3038 Canifer Dr.  
Largo, FL 33771

Address: 7808 39th Ave. N.  
St. Petersburg, FL 33709

State of Florida

County of Pinellas

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on May 12th, 2026, by **Tomas Nguyen and Phuong Bich Ha**, who (  ) is/are personally known to me or who (  ) produced a valid Driver's License as identification.

[Signature]  
Notary Public Signature

Printed Name: Crystal Davis  
My Commission Expires: Aug 30th, 2026

(NOTARY SEAL)

