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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3498747

Prepared by and return to:

Lisa K. Hillman
NORTH PORT TITLE, LLC
13801 Tamiami Trail Suite C
North Port, FL 34287
941-423-0360
260297

Doc Stamp-Deed: \$175.00

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Warranty Deed

This Warranty Deed made this 22 day of May 2026, between **Son Vu, a married man** whose post office address is **9484 Calla Circle, Fountain Valley, California 92708**, grantor, and **Gustavo Collazo, a married man** whose post office address is **4500 Maddock Circle, North Port, Florida 34286**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

Lot 13, Block 1109, 25th Addition to Port Charlotte Subdivision according to the plat thereof recorded in Plat Book 15, Page 2, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 0960110913

Grantor herein covenants that the above-described property is vacant, unimproved land and is not adjacent to nor contiguous to any other land owned by the Grantor.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Chris Dinh

[Signature]
Son Vu

Witness Name Printed
8832 BLOSSOM AVE
GARDEN GROVE CA 92841

Witness Address
~~8832 Blossom Ave~~

Witness *[Signature]*
Witness Name Printed
16027 Brookhurst St, I
EV, CA 92708
Witness Address

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 ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd of May, 2026 by Son Vu, a married man, who is personally known or has produced a driver's license as identification.

(Notary Seal)

[Signature]
Notary Public
Printed Name: MANISH JAIN
My Commission Expires: 01/27/2028

