

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026071216 3 PG(S)**

5/27/2026 2:16 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3499227

Prepared by and return to:

Sara Huddleston
Emerald Title
1605 Main Street
1112
Sarasota, FL 34236
(941) 376-9551
File No 2026-6536

Doc Stamp-Deed: \$2,191.00

Purchase Price: \$313,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,191.00
Parcel Identification No.: 1002005803

WARRANTY DEED

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

THIS INDENTURE made this 27th day of May, 2026, between **Edwin Castano, an unmarried man, and Jessica Prisco F/K/A Jessica Castano, an unmarried woman**, whose post office address is 4070 Kincord Lane, North Port, FL 34287, Grantors, to **Kim Anh Nguyen, a single woman**, whose post office address is 4070 Kincord Lane, North Port, FL 34287, Grantee:

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 3, Block 58, Fourth Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 11, Pages 32, 32A to 32H, of the Public Records of Sarasota County, Florida

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining.

Grantors hereby covenants with Grantee that Grantors are lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that Grantors have good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

All individuals executing this instrument on behalf of Grantor hereby covenant and agree that they have full right and authority to execute this instrument on behalf of the Grantor.

To have and to hold the same in fee simple forever.

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:

WITNESSES #1:

Juliette L. Gettle
Printed Name: Juliette L. Gettle

Edwin Castano
Edwin Castano

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

WITNESSES #2:

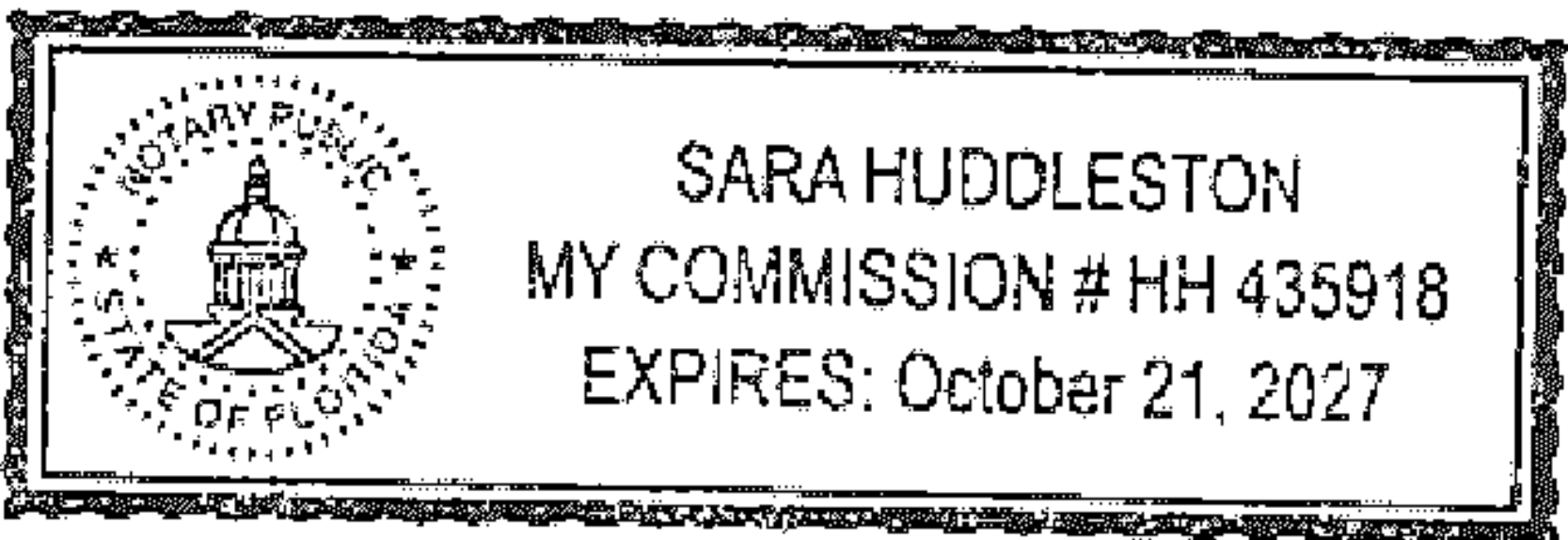
Sara Huddleston
Printed Name: Sara Huddleston

P.O. Address: 1605 Main Street, Suite 1112
Sarasota, FL 34236

STATE OF FL
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 20 day of May, 2026, by Edwin Castano, () who is/are personally known to me or () who has/have produced FL ID as identification.

Sara Huddleston
Signature of Notary Public



Print, Type/Stamp Name of Notary

WITNESSES #1:

[Signature]
Printed Name: ARLINO HECCON
P.O. Address: 8127 GATES ROAD
BRADENTON, FL 34201

[Signature]
Jessica Prisco F/K/A Jessica Castano

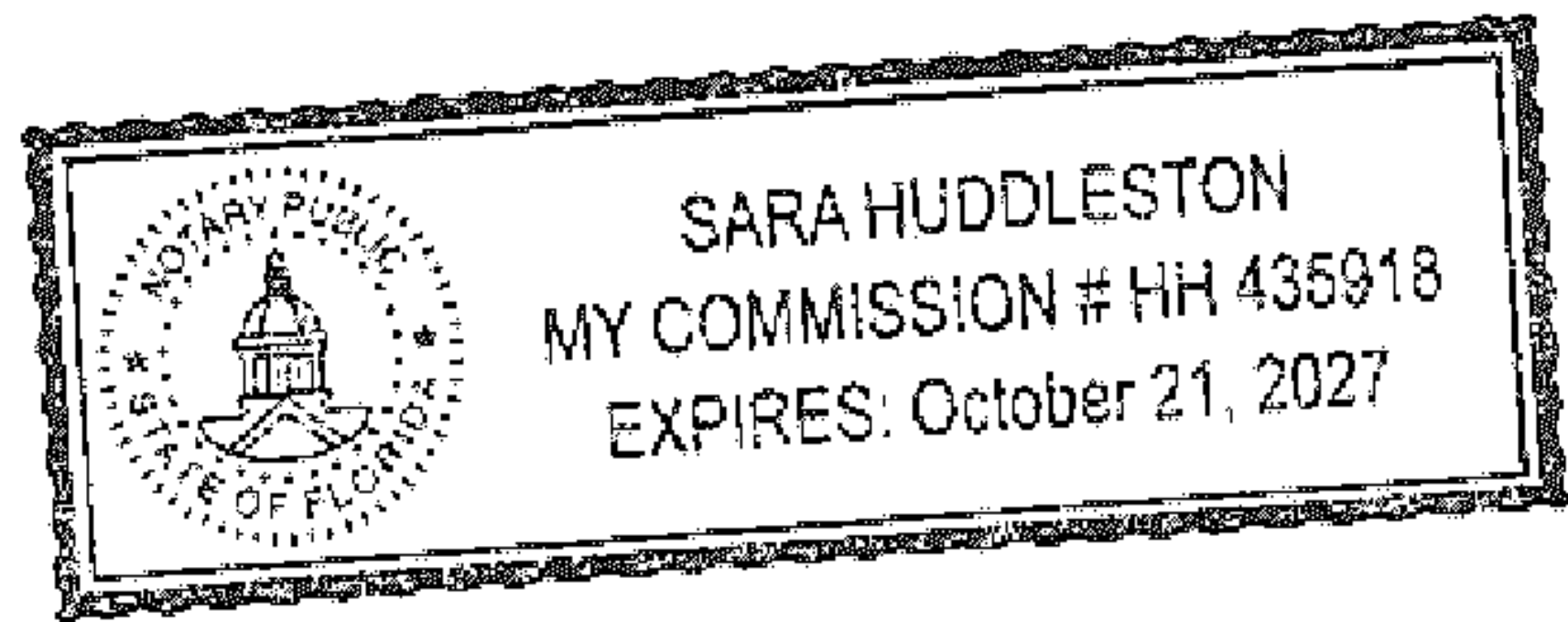
WITNESSES #2:

[Signature]
Printed Name: SARA HUDDLESTON
P.O. Address: 1605 MAIN ST. STE 102
JANESVILLE FL 34236

STATE OF FL
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of May, 2026, by Jessica Prisco F/K/A Jessica Castano, who is/are personally known to me or who has/have produced [Signature] as identification.

[Signature]
Signature of Notary Public



Print, Type/Stamp Name of Notary