

Prepared by:
Sandra Whitehead
Integrity Title Services, Inc.
6311 Atrium Drive, Suite 206
Lakewood Ranch, Florida 34202

File Number: 2026-0319

Property address:
Lot 3 Roman Ave, North Port, Florida 34291

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026072280 2 PG(S)

5/28/2026 4:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3500118

Doc Stamp-Deed: \$182.00

General Warranty Deed

Made this May 29, 2026 A.D. By **Francis Trong Nguyen**, whose post office address is 5960 48th St E, Bradenton, Florida 34203, hereinafter called the grantor, to **Cole David Mashia**, whose post office address is: 7173 Roman Ave, North Port, Florida 34291, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$26,000.00 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, viz:

Lot 3, Block 1411, of the TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as Subdivision, according to the plat thereof, as recorded in Plat Book 15, Page 12, of the Public Records of Sarasota County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **0951141103**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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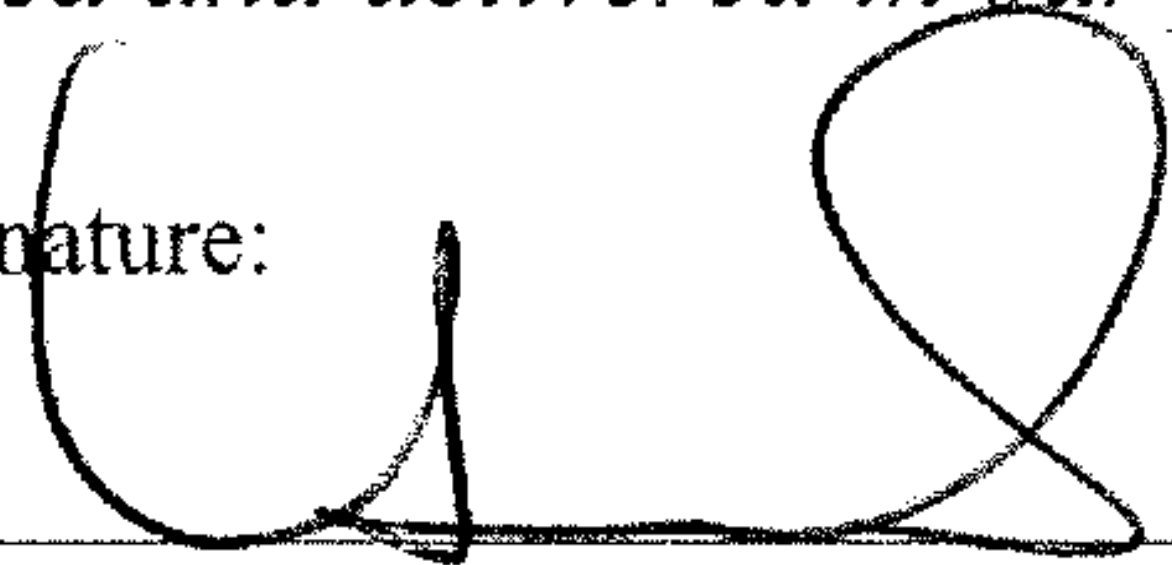
Property address:
Lot 3 Roman Ave, North Port, Florida 34291

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness 1 signature:

X



Witness 1 Printed Name and Address:

Sandra M. Whitehead
6311 Atrium Dr #206 Lakewood Ranch, FL
34202

Witness 2 signature:

X


WESLEY MOYER


Witness 2 Printed Name and

Address

6311 Atrium Dr #206 Lakewood Ranch FL 34202

State of Florida County of Manatee

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization, this 28 day of May, 2026, by Francis Trong Nguyen, who is/are personally known to me or who has produced FL D. License as identification.

X  (Seal)
Francis Trong Nguyen
Address: ~~4654 56th Dr E, Bradenton, Florida 34203~~

X

Notary Public

Print Name:

My Commission Expires:

Seal:

