

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026075642 2 PG(S)**

6/3/2026 4:22 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502862

Prepared By:

PGP Title of Florida, Inc., dba PGP Title

Attn: Josselyn Miranda

24311 Walden Center Drive, Suite 203

Bonita Springs, FL 34134

Doc Stamp-Deed: \$2,765.00

Return To:

PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC

Coppell, TX 75019

File No.: FL-371236

Property Appraiser's Parcel I.D. (folio) No.:

1113100039

WARRANTY DEED

THIS WARRANTY DEED to be effective June 1, 2026, by Centex Homes, a Nevada general partnership , having a mailing address of 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 (the "Grantor"), to Victoria Nguyen, an unmarried woman, having a mailing address of 2784 Winding Creek Trail, North Port, FL 34289 (the "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular and 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 AND NO/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed, and confirmed unto the Grantee, the following described land situated in County of Sarasota, State of Florida, to-wit:

Lot 39, STRAND AT CEDAR GROVE, according to the plat thereof, as recorded in Plat Book 57, Page(s) 155 through 173, Public Records of Sarasota County, Florida.

Subject to restrictive covenants, conditions, easements, and reservations as of record.

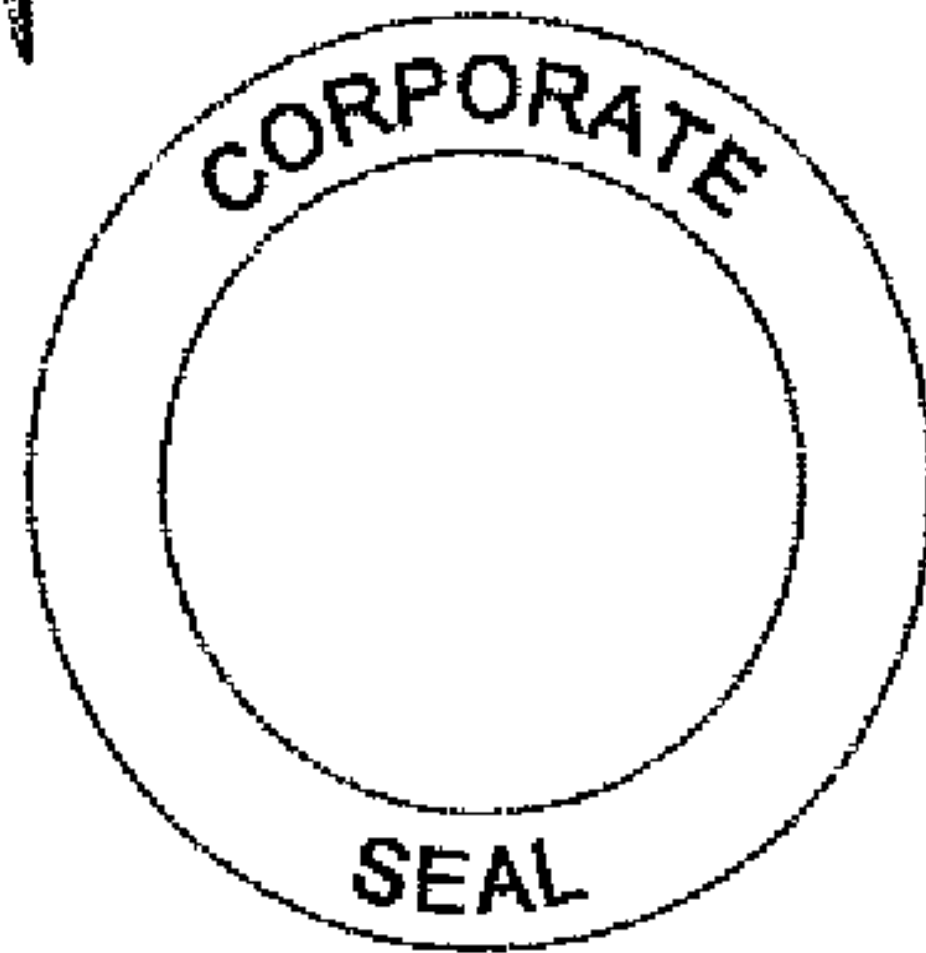
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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: 2025

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this April 30, 2020.

(CORPORATE
SEAL)



Signed, and sealed and delivered in presence of:

Witness Signature

Kathy Oxford

BY:

Centex Homes, a Nevada general partnership

Printed Name

Closing/Homebuyer Coordinator

Title

STATE OF Florida)
COUNTY OF Lee

Printed Name and Address of First Witness

24311 Walden Center Drive Suite # 203
Bonita Springs, FL 34134

Witness Signature

Sandra Tapia

Printed Name and Address of Second Witness

24311 Walden Center Drive Suite # 203
Bonita Springs, FL 34134

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this April 30, 2020 by

Andrea Ballantine

Closing/Homebuyer Coordinator

of Centex Real Estate Company, LLC, a Nevada limited liability company, as sole Managing Partner of Centex Homes, a Nevada general partnership, on behalf of the limited liability company. He/she is personally known to me or produced

as identification.

Notary Public

Kathy Oxford

Printed Name

My Commission Expires:
(SEAL)

