

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026078402 2 PG(S)**

6/9/2026 3:56 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3505201

Doc Stamp-Deed: \$2,730.00

Prepared by and return to:

Sara Huddleston
Preferred Settlement Services
1605 Main Street
Suite 1112
Sarasota, FL 34236
(941) 376-9551
File No: 2026-6611

Purchase Price: \$390,000.00
Recording Costs: \$18.50
Florida Documentary Stamp Tax: \$2,730.00
Parcel Identification No.: 0965053935

WARRANTY DEED

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

THIS INDENTURE made this June 9th, 2026, between **TRUEAPEX HOMES LLC, a Florida Limited Liability Company**, whose post office address is **5220 Adina Circle, North Port, FL 34291**, hereinafter referred to as the “GRANTOR”, to **Van Sang Tran and Thi Thu Nguyet Pham, a married couple**, whose post office address is **3220 Alger Street, North Port, FL 34286**, hereinafter referred to as the “GRANTEE”.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in Sarasota County, Florida, to wit:

Lot 35, Block 539, EIGHTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 6, of the Public Records of Sarasota County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is 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 GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property 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, GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES #1:

Anya Priddle
Printed Name: Anya Priddle
P.O. Address: 3442 Everett Ter.
North Port, FL 34286

TRUEAPEX HOMES LLC, a Florida Limited Liability Company

By: *[Signature]*
Andrey Novenko, as Manager

By: *[Signature]*
Vitaliy Dukan, as Manager

WITNESSES #2:

Angela Husbands
Printed Name: Angela Husbands
P.O. Address: 3469 N. Safford Blvd.
North Port, FL 34286

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of June, 2026, by Andrey Novenko and Vitaliy Dukan, as Managers of TRUEAPEX HOMES LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced *[Signature]* as identification.

Anya Priddle
Signature of Notary Public

Anya Priddle
Print, Type/Stamp Name of Notary

