

6/12/2026 3:54 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3507020

Consideration: \$10.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Matthew D. Unzicker, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202

Doc Stamp-Deed: \$0.70

Property Appraiser's Parcel ID No.: 0265050086

This Deed was Prepared Without the Benefit of Title Examination.

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 11th day of June, 2026, by and between **LENNY C. TRANG** (also known as **LENNY CHAU TRANG**) AND **LINDSY A. LUU** (also known as **LINDSY AI LUU**), **HUSBAND AND WIFE**, whose address is **7141 Ryedale Court, Sarasota, Florida 34241** (hereinafter "GRANTOR"), and **LENNY CHAU TRANG AND LINDSY AI LUU, TRUSTEES OF THE IN LUU WE TRUST DATED June 11, 2026**, whose address is **7141 Ryedale Court, Sarasota, Florida 34241** (hereinafter "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 77, WAVERLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGES 11, 11A THROUGH 11M, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with 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.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey and otherwise manage and dispose of the above described property pursuant to the provisions of Section 689.073, Florida Statutes.

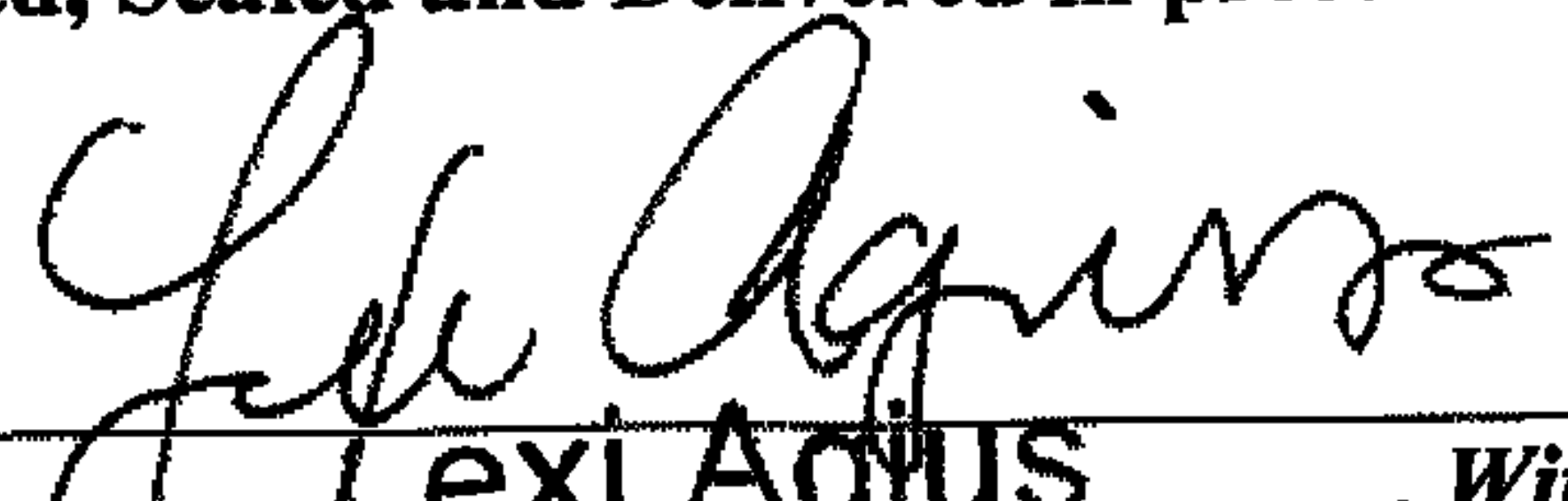
Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12-D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

The subject transaction is exempt from Florida Documentary Stamp Taxes pursuant to Florida Administrative Rule 12B-4.013(28)(a) inasmuch as the subject transaction is a transfer to a trust in which the Grantors hold the sole beneficial ownership.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the 11th day of June 2026.

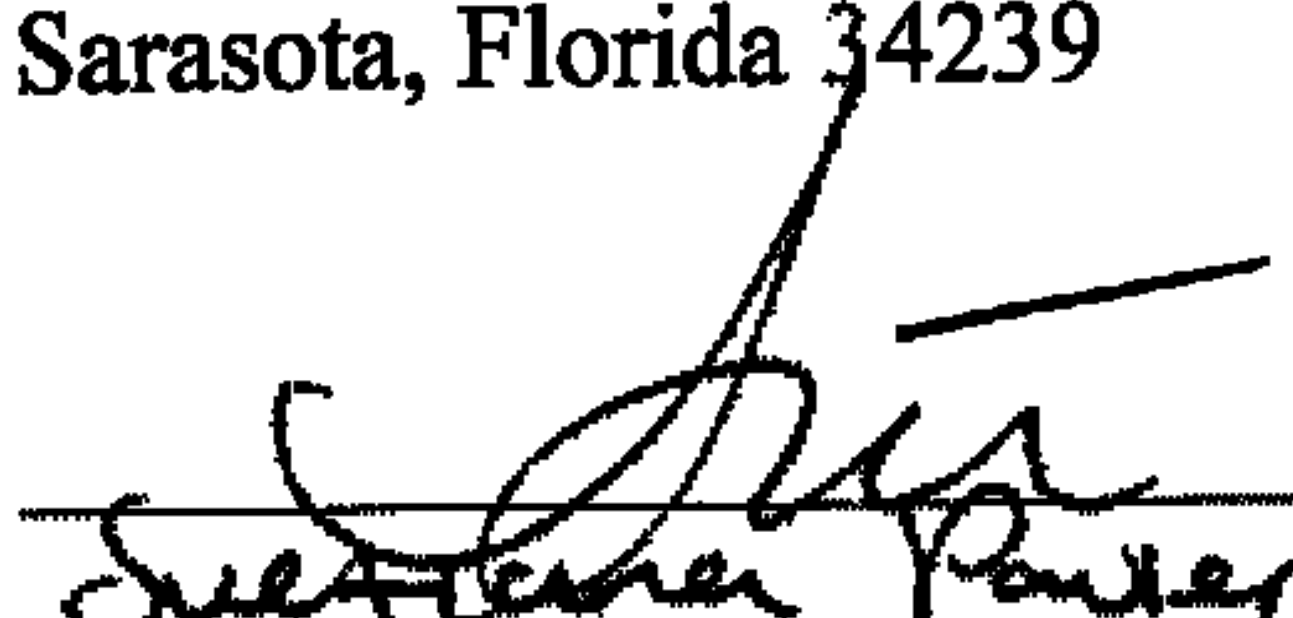
Signed, Sealed and Delivered in presence of:



Lexi Agius, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail, Suite 200
Sarasota, Florida 34239



LENNY C. TRANG, Grantor
(also known as **LENNY CHAU TRANG**)



Svetlana Pantelova, *Witness*
c/o Berlin Patten Ebling, PLLC
3700 South Tamiami Trail, Suite 200
Sarasota, Florida 34239



LINDSY A. LUU, Grantor
(also known as **LINDSY AI LUU**)

STATE OF FLORIDA

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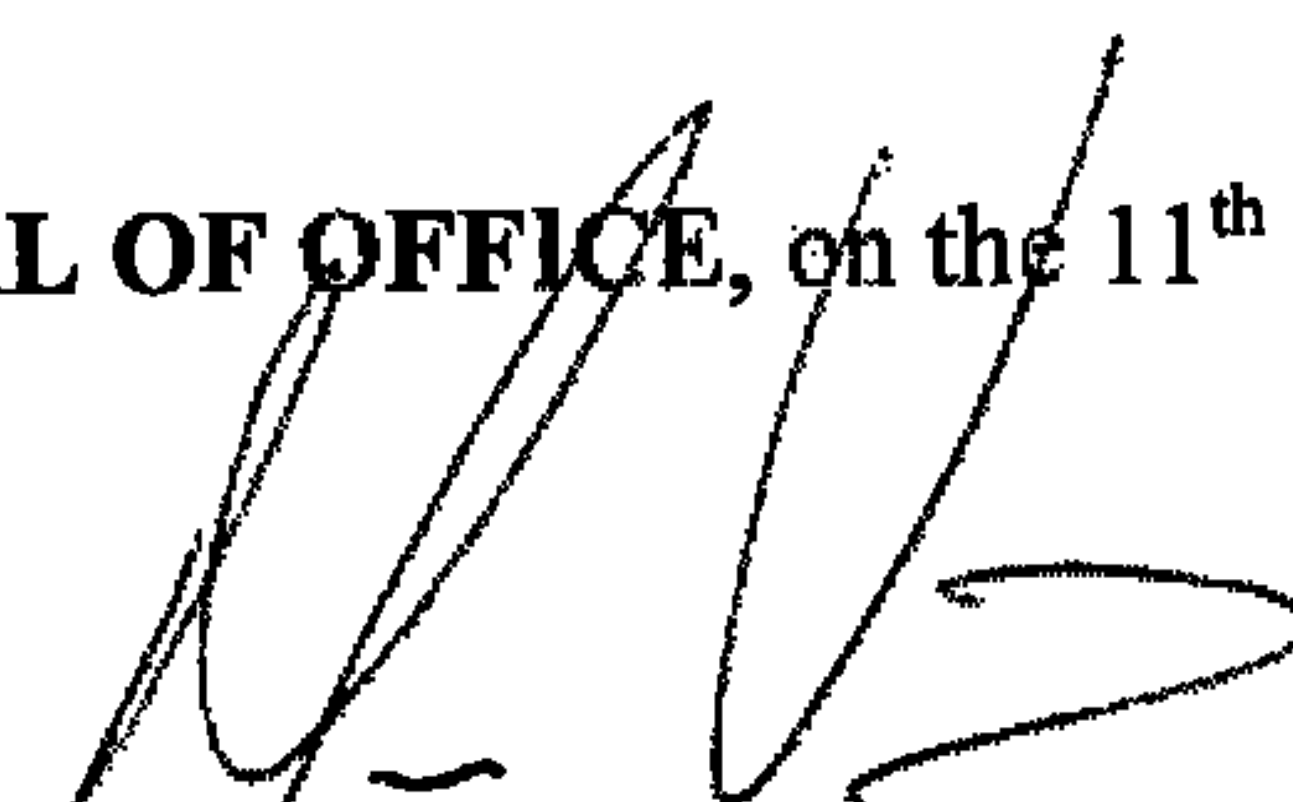
COUNTY OF SARASOTA

The foregoing Warranty Deed was acknowledged before me, the undersigned authority, by means of physical presence by **LENNY C. TRANG** (also known as **LENNY CHAU TRANG**), **Grantor**, who produced a driver's license issued by the State of Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by means of physical presence by **LINDSY A. LUU** (also known as **LINDSY AI LUU**), **Grantor**, who produced a driver's license issued by the State of Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 11th day of June 2026.



MATTHEW D. UNZICKER
Commission # HH 428464
Expires August 1, 2027



MATTHEW D. UNZICKER, ESQ., Notary Public