

7/7/2026 1:07 PM

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3516502

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Doc Stamp-Deed: \$1,120.00

File No.: 2026-06-4663

Parcel ID Number: 0061121007

WARRANTY DEED

This WARRANTY DEED, made July 7, 2026, by JIM JING LENG AND CLARISSA LIN, HUSBAND AND WIFE, whose address is 486 Scott Street, Fremont, CA 94539 (the "Grantor"), to ABEL ANDOR ZSOTER, AN UNMARRIED MAN, whose address is 3205 South Beneva Road, 201, Sarasota, FL 34232 (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 ONE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$160,000.00) and other valuable consideration, 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**, to-wit:

CONDOMINIUM PARCEL: UNIT NO. 3231-103, OF VILLAGE BROOKE CONDOMINIUM III, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGE(S) 27, 27A TO 27D, INCLUSIVE, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1262, PAGE 1681, ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

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

Signed, sealed and delivered in our presence:

ETA
Signature
Witness Printed Name Ethan Tran
Witness #1 Address 2894 Via Encinitas
San Jose CA 95132

TH
Signature
Witness Printed Name Thang Tran
Witness #2 Address 1735 Ramstruck
San Jose CA 95131

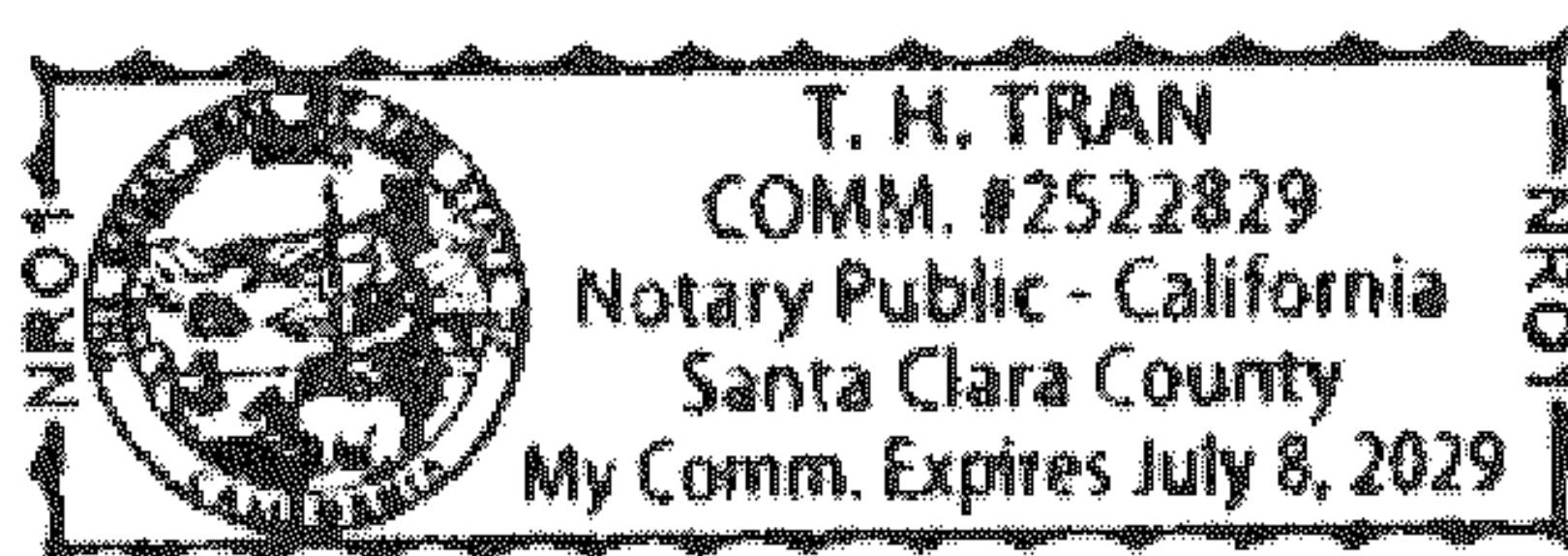
Jim Jing Leng
Signature
Jim Jing Leng

Clarissa Lin
Signature
Clarissa Lin

State of California
County of Alameda

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 6th day of July, 2026, by Jim Jing Leng and Clarissa Lin, who is/are ☐ personally known to me or who has/have ☒ produced Driver License as identification.



TH
Signature
Notary Public
Print Name: T H Tran
My Commission Expires: 7/8/29