

7/14/2026 3:23 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3519684



Prepared by and Return to:
Ranee Polis, an employee of
First International Title, LLC
992 Tamiami Trl, Unit G
Port Charlotte, FL 33953

Doc Stamp-Deed: \$280.00

File No.: 267278-95

WARRANTY DEED

This indenture made on ^{14 SD} ~~July 15~~, 2026 by **Khoi Nhu Ha and An Thi Hong Ho, husband and wife**, whose address is: 14932 Clayton Rd, San Jose, CA 95127 hereinafter called the "grantor", to **Michael Moran and Heather Moran, husband and wife**, whose address is: 21498 Manatee Ave, Port Charlotte, FL 33952, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or 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 Dollars, (\$10.00) 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**, to-wit:

Lot 25, Block 260, SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 12, Page(s) 19, 19A through 19N, inclusive, of the Public Records of Sarasota County, Florida.

Parcel Identification Number: 1007026025

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]

Khoi Nhu Ha

[Signature]

An Thi Hong Ho

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature

[Signature]

2nd Witness Signature

Print Name: ROSA MARIA ESPARZA

Print Name: ERICA ESPARZA-SANCHEZ

Address: 17765 Del Monte Ave

Address: 975 White Cloud Dr.

Morgan Hill CA 95037

Morgan Hill CA 95037

State of California

County of Santa Clara

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on JULY 14, 2020, by Khoi Nhu Ha and An Thi Hong Ho, who (☐) is/are personally known to me or who (☒) produced a valid CADL as identification.

[Signature]

Notary Public Signature

Printed Name: ERICA ESPARZA-SANCHEZ

My Commission Expires: 10/29/2029

(NOTARY SEAL)

