

8/14/2026 12:00 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532754

Doc Stamp-Deed: \$2,800.00

Prepared by and Recording requested by:
Reid McCullough
McCullough Legal Services
2477 Stickney Point Road
200A
Sarasota, FL 34231
941-484-9714
File Number: 2026-613
Parcel ID: 0021100024
Consideration: \$400,000.00

Warranty Deed

Know All Men By These Presents that, **Cathy L. Matthews, a single woman**, (henceforth referred to as "Grantor") of **21 Justice Ridge Terrace, Candler, NC 28715**, for consideration paid, grant to **Thao Nguyen, a single woman**, (henceforth referred to as "Grantee") of **68305 Rolling Acres, St. Clairsville, OH 43950**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Sarasota, Florida, viz:

Lot 2, CARRIE SUBDIVISION, according to plat thereof as recorded in Plat Book 31, Page 50, of the Public Records of Sarasota County, Florida.

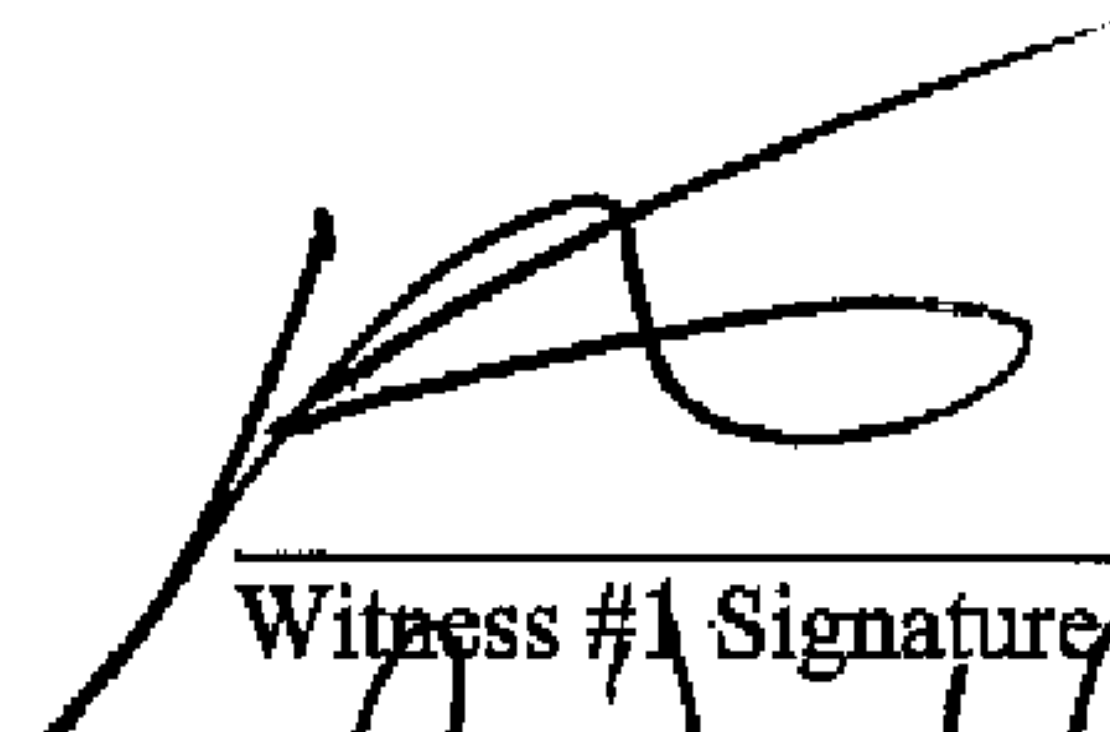
And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

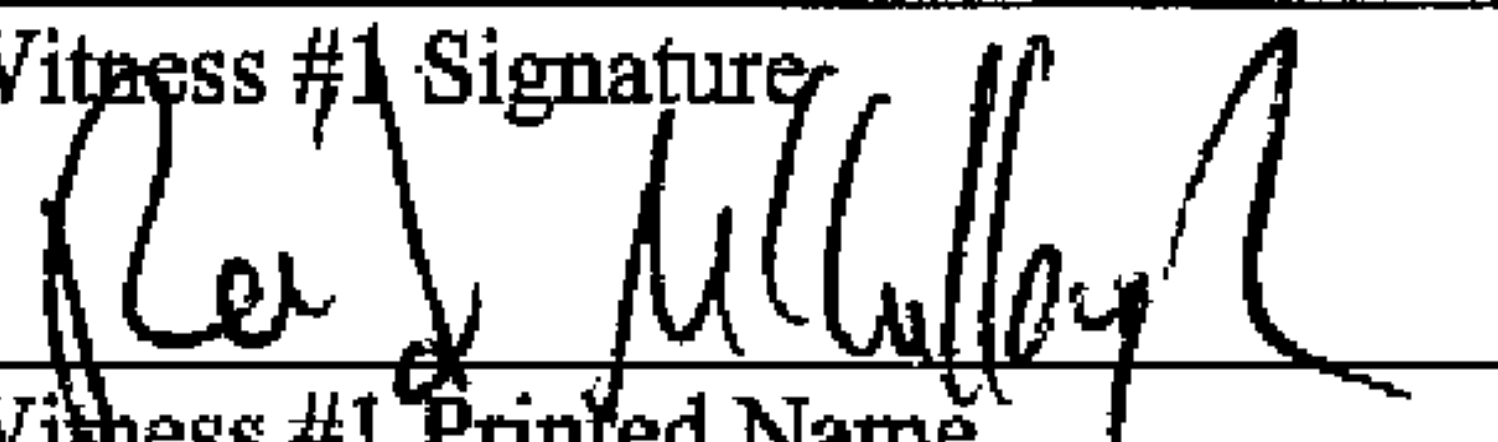
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

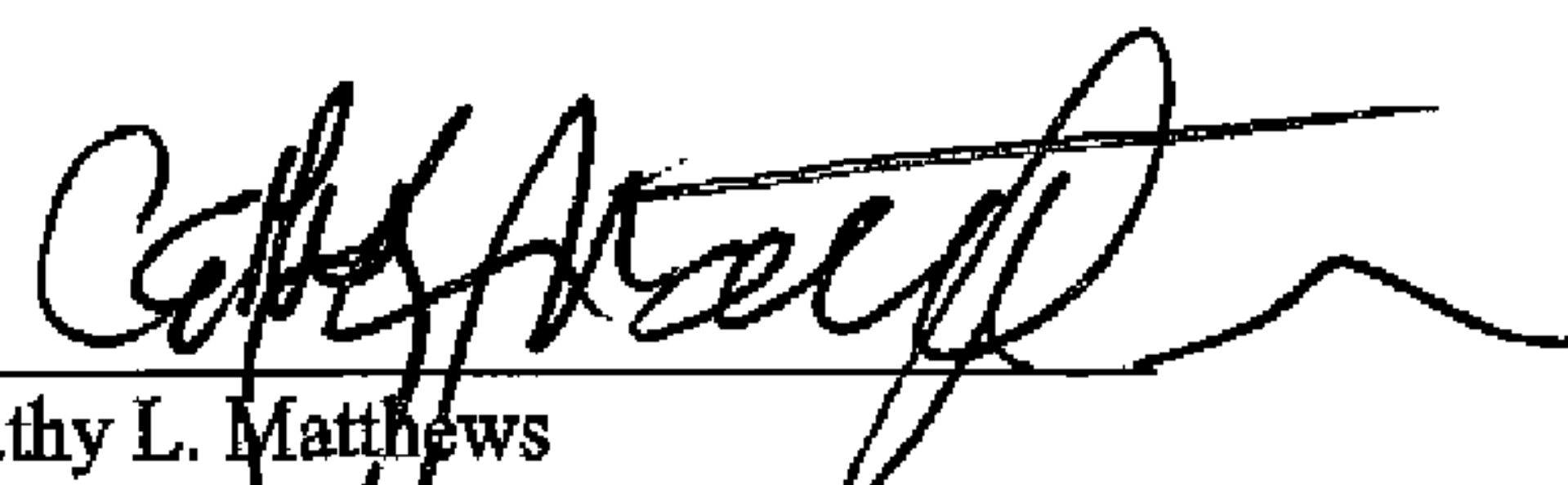
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2025.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 13th day of August, 2026

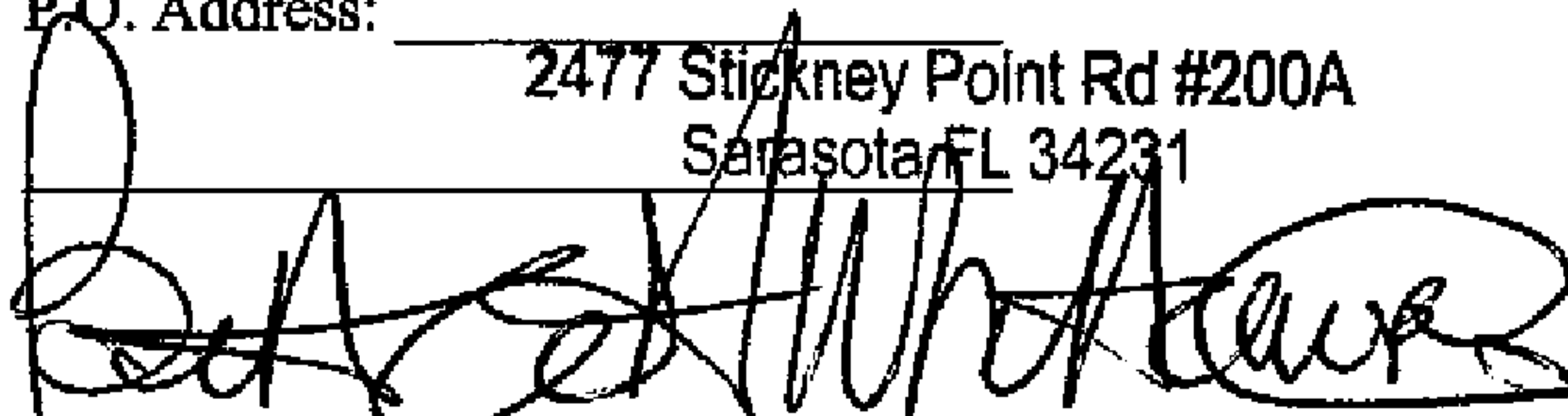


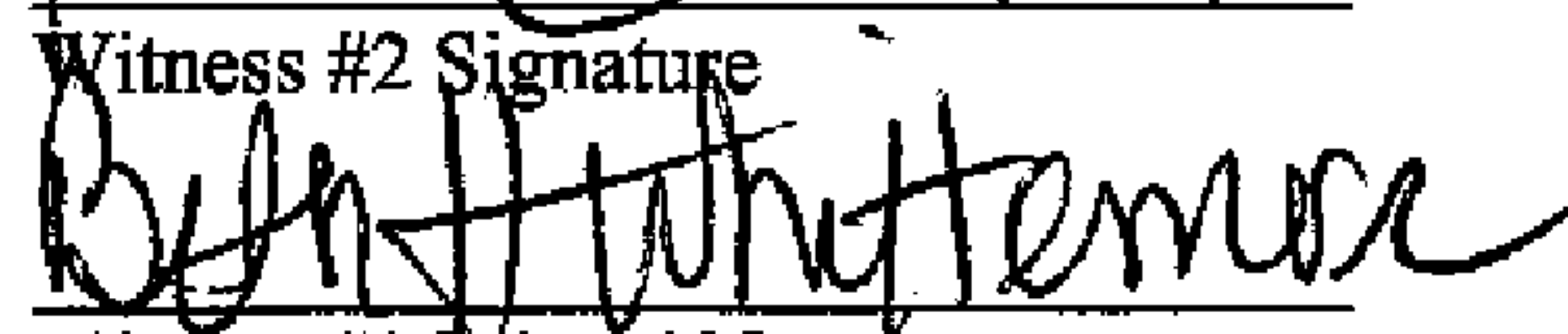
Witness #1 Signature


Witness #1 Printed Name



Cathy L. Matthews

P.O. Address: _____
2477 Stickney Point Rd #200A
Sarasota FL 34231


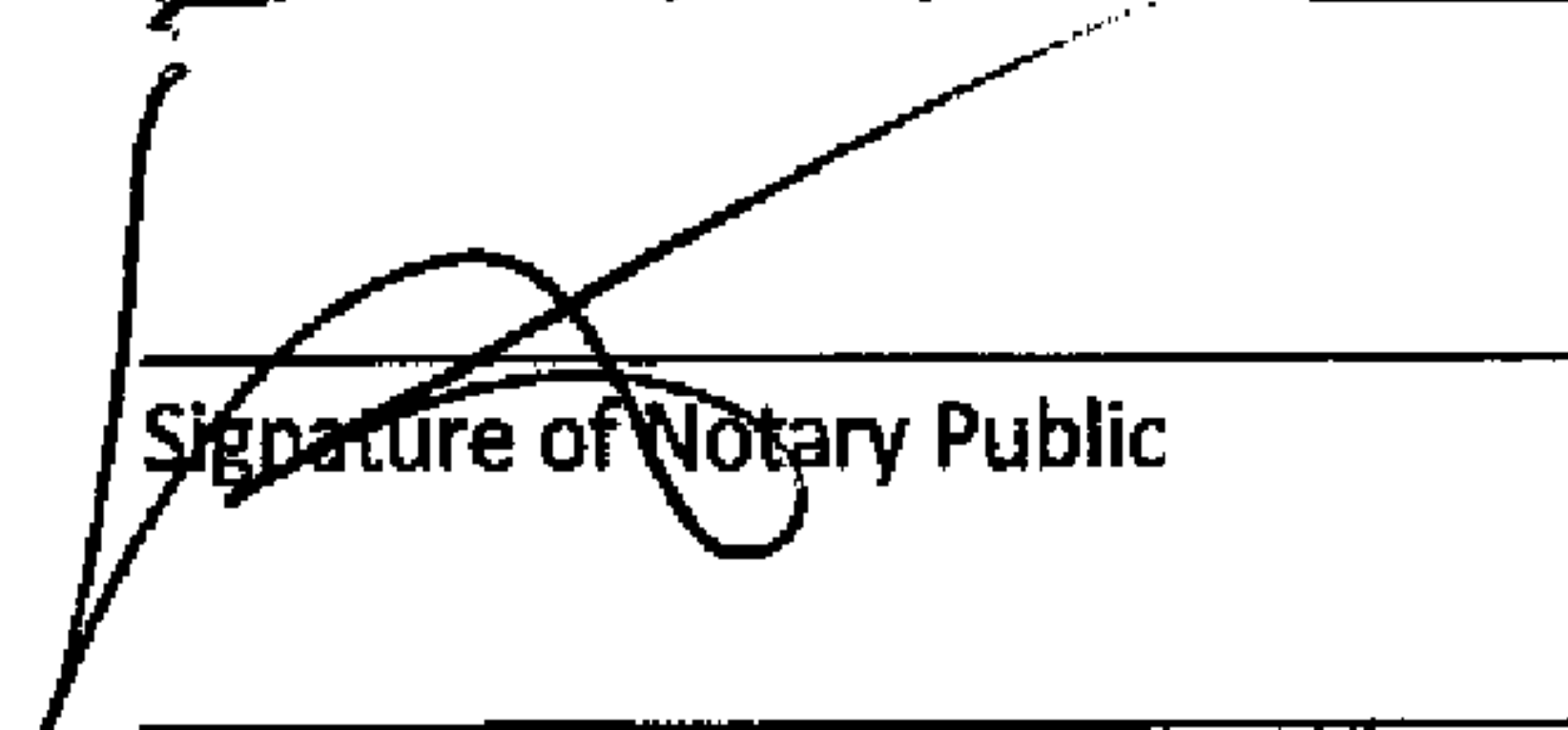
Witness #2 Signature


Witness #2 Printed Name

P.O. Address: _____
2477 Stickney Point Rd #200A
Sarasota FL 34231

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of August, 2026, by Cathy L. Matthews, ☐ who is/are personally known to me or ☒ who has/have produced Val's DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

