

8/14/2026 12:06 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3532768

Prepared by and Return to:
Jessica Perrault
Suncoast One Title & Closings, Inc.
18316 Murdock Circle, Unit 106
Port Charlotte, FL 33948

Doc Stamp-Deed: \$490.00

File No.: PC-2026-6314
Parcel ID Number: 0981-04-4720

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 14th day of August, 2026 between John J. Borowiecki, II and Sandra P. Borowiecki, husband and wife, whose post office address is **5648 Rogers Avenue, Port Orange, FL 32127**, of the County of Volusia, State of Florida, Grantors, to **Nang The Nguyen, an unmarried man, and Van Thi Nguyen, an unmarried woman, as joint tenants with right of survivorship**, whose post office address is **3141 South Hannibal Street, Aurora, CO 80013**, of the County of Arapahoe, State of Colorado, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lots 20 and 21, Block 447, Ninth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 12, Page(s) 21, 21A through 21S, of the Public Records of Sarasota County, Florida.

Grantor hereby warrants that the above captioned property is not his/her homestead as defined in the Constitution of the State of Florida.

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

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Janelle M. Cramer
WITNESS 1 SIGNATURE
PRINT NAME: Janelle M. Cramer

WITNESS 1 ADDRESS:
5600 Pineland Ave.
Port Orange, FL 32127

Kat Miller
WITNESS 2 SIGNATURE
PRINT NAME: KAT Miller

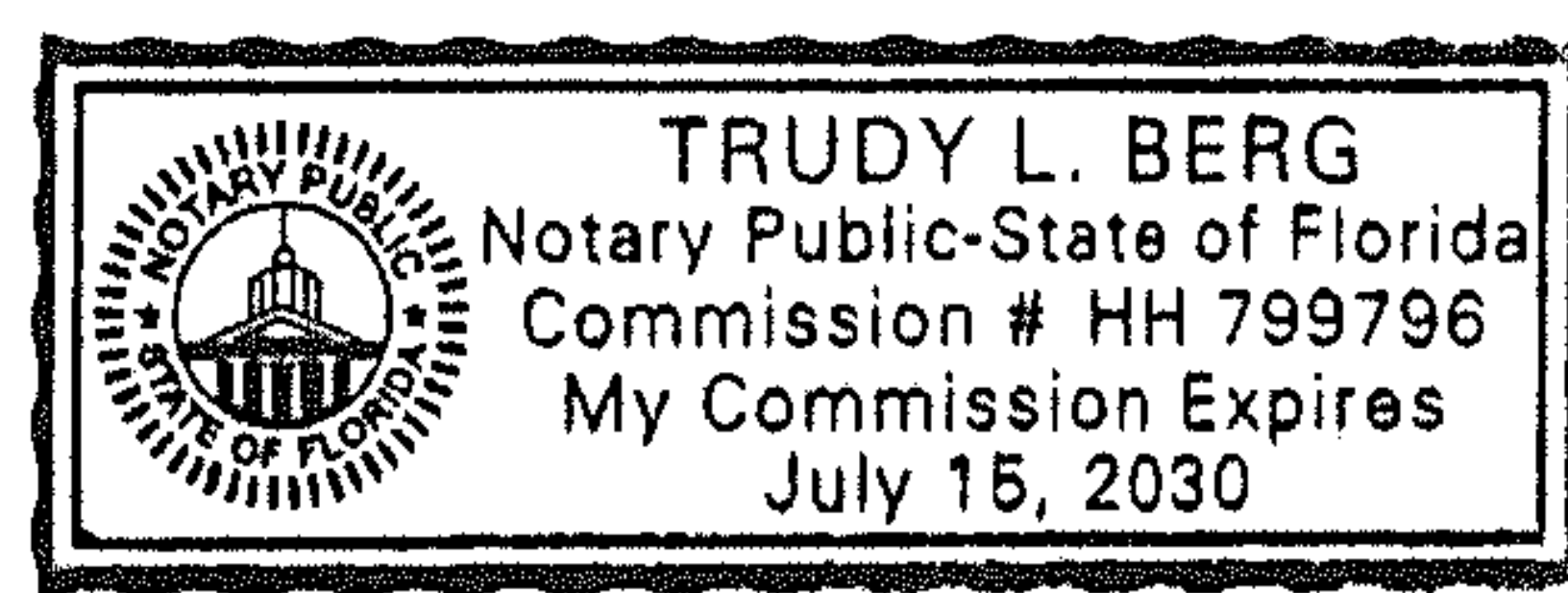
WITNESS 2 ADDRESS:
5628 Knox Dr.
Port Orange, FL 32127

John J. Borowiecki, II
John J. Borowiecki, II
Sandra P. Borowiecki
Sandra P. Borowiecki

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of August, 2026, by John J Borowiecki, II and Sandra P Borowiecki, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Trudy L. Berg
Signature of Notary Public
TRUDY L. BERG
Print, Type/Stamp Name of Notary



(NOTARY SEAL)