

9/1/2026 12:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3539662

This Instrument Prepared by and Return to:

Kim Moulton

Hometown Title & Closing Services

2091 Tamiami Trail

Port Charlotte, FL 33948

File Number: 20261210

Parcel ID: **1149213658 and 1149213659**

Florida Documentary Stamps in the amount of **\$210.00** have been paid hereon.

Doc Stamp-Deed: **\$210.00**

_____. SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, made the **1st day of September, 2026** by

Victoria L. Rodriguez,

whose post office address is 5712 Glen Haven Drive, Roanoke, VA 24019,

herein called the Grantor, to

Hong Thu Nguyen and Tai Duc Nguyen, Husband and Wife,

whose post office address is 890 Harbins Road Northwest, Lilburn, GA 30047,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THIRTY THOUSAND AND 00/100 (**\$30,000.00**) 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, State of Florida, viz.:

Lots 58 and 59, Block 2136, FORTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 19, Pages 38 and 38A through 38GG, inclusive, of the Public Records of Sarasota County, Florida.

This is not the homestead of the Grantor nor contiguous to the homestead. The Grantor herein certifies that the property is vacant land and unimproved.

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, and hereby 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 January 1, 2026.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1

Signature

Printed Name

Full Address

Witness #2:

Signature

Printed Name

Full Address

STATE OF Virginia
COUNTY OF Roanoke

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 21st day of August, 2026, by Victoria L. Rodriguez,
☐ who is personally known to me or ☒ who has produced
Virginia Drivers license as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

