

9/1/2026 4:21 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3540112

Prepared by and Return to:
Yanneth P. Mosquera
Suncoast One Title & Closings, Inc.
5620 Tara Boulevard, Suite 101
Bradenton, FL 34203

Doc Stamp-Deed: \$196.00

File No.: ORL-2026-1051
Parcel ID Number: 1150206709

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WARRANTY DEED

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

This indenture made the **1st day of September, 2026** between **Tan BaDinh Le and Cindy Glang Nguyen, single persons**, whose post office address is **8550 West Desert Inn Road, 102-277, Las Vegas, NV 89117**, of the County of Clark, State of Nevada, Grantors, to **Kim-Ngan Thi Tran, a single woman**, whose post office address is **147 Salem Avenue Northwest, Port Charlotte, FL 33952**, of the County of Charlotte, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lot 8 and 9, Block 2067, Forty-Fourth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 19, Page(s) 33, 33A through 33W, 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 Grantee 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:

WITNESS 1 SIGNATURE

PRINT NAME: Karen Peterson

WITNESS 1 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

Tan BaDinh Le

Cindy Glang Nguyen

WITNESS 2 SIGNATURE

PRINT NAME: Sarah Papadakis

WITNESS 2 ADDRESS:

5620 Tara Blvd #101
Bradenton FL 34203

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of August, 2026, by Tan BaDinh Le and Cindy Glang Nguyen, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Karen Peterson
Notary Public, State of Florida
My Comm. Expires 07/18/2027
Commission No. HH 422943

(NOTARY SEAL)