

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026123224 2 PG(S)

9/10/2026 11:15 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3543183

After Recording Return to:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237

This Instrument Prepared by:
Susan Hirtzel
Stewart Title Company
2033 Main Street, Suite 408
Sarasota, FL 34237
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Doc Stamp-Deed: \$2,450.00

Property Appraisers Parcel I.D. (Folio) Number(s):
0103-14-0010
File No.: 3008119

WARRANTY DEED

This Warranty Deed, Made the 8th day of September, 2026, by **Michael L. Murray and Luann Murray, husband and wife**, whose post office address is: **6151 Rays Way, Hilliard, OH 43026**, hereinafter called the "Grantor", to **Sammy C P Nguyen and Ann Thi Ho, husband and wife**, whose post office address is: **5 Lakeside Circle, Lake Saint Louis, MO 63367**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$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 9, Block A, HIGH ACRES, as per Plat thereof recorded in Plat Book 6, Page 15 of the Public Records of Sarasota County, Florida.

The property is the homestead of the Grantor(s).

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, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Caroline Tritschler
Witness 1 Signature

Witness 1 Printed Name and Post Office Address:
Caroline Tritschler
2000 Webber St.
Sarasota, FL 34235

[Signature]
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Lisa Jahr
2033 Main Street
Sarasota FL 34237

State of FL
County of Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of Sept, 2026 by **Michael L. Murray and Luann Murray, husband and wife**, who has produced FL DH as identification.

[Signature]
Notary Public Signature
Printed Name: _____
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

