

9/18/2026 1:25 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3546905

Doc Stamp-Deed: \$4,340.00

This instrument prepared by & return to:  
Cindy Crews  
Flamingo Bay Title LLC  
3914 9th Avenue West  
Bradenton, FL 34205  
Consideration: 620,000.00

File Number: 2026-306  
Parcel ID: 0380020039

## Warranty Deed

Made this 18th day of September, 2026 by, **Edward H. Hartman and Cheryl Lucado Hartman, husband and wife**, whose post office address is: **1652 Lugano Circle, Nokomis, FL 34275**, hereinafter called the grantor, to: **Anh Le Thi Le and Dat Huynh, wife and husband**, whose post office address is: **1652 Lugano Circle, Nokomis, FL 34275**, hereinafter called the grantee,

(Whenever used herein the term "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)

**WITNESSETH:** that the grantor, for and in consideration of the sum of SIX HUNDRED TWENTY THOUSAND AND 00/100 and 00/100 Dollars (\$620,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Sarasota County, Florida, viz:

LOT 39, CASSATA LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 57, PAGE 526, OF THE PUBLIC RECORDS OF  
SARASOTA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 0380020039

**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 has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness:

Bridget Stephens

Print Name:

Bridget Stephens

Address:

4205 S Tamiami Trl

Venice FL 34293

Witness:

Harrison Newi

Print Name:

Harrison Newi

4205 S Tamiami Trail Home, FL 34293

Witness:

Deborah A. Monroe

Print Name:

Deborah A. Monroe

Address:

4205 S Tamiami Trl

Venice FL 34293

Witness:

Allyson Rowe

Print Name:

Allyson Rowe

4205 S Tamiami Trl

Venice FL 34293

STATE OF FLORIDA

COUNTY OF ~~MANATEE~~

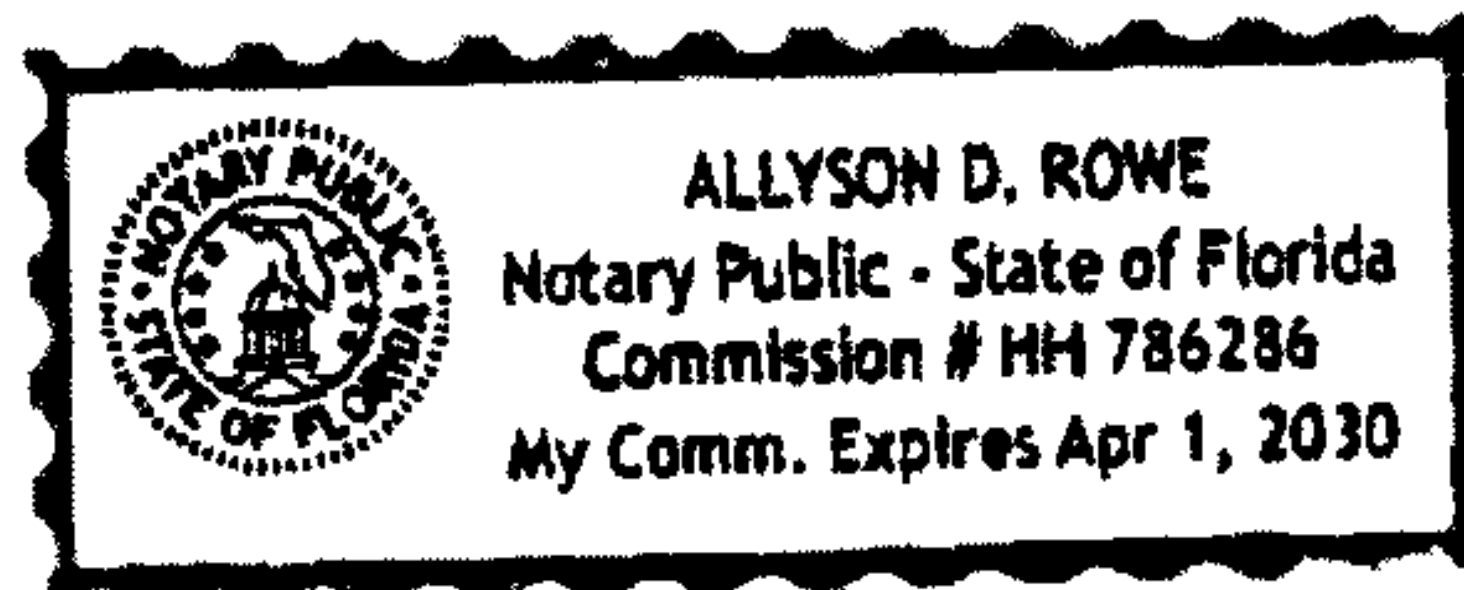
Sarasota

(PR)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of September, 2026, by Edward H Hartman and Cheryl Lucado Hartman, ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Signature of Notary Public

Allyson Rowe  
Print, Type/Stamp Name of Notary



WARRANTY DEED