

Prepared by and Return to:
Pamela Pounds
MTI Title Insurance Agency, Inc.
411 Commercial Court, Suite A
Venice, FL 34292

9/18/2026 4:04 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3547129

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #0392130283
File- MFL-2276387
Consideration Amount \$440,000.00

Doc Stamp-Deed: \$3,080.00

WARRANTY DEED

This Indenture, Made this 18th day of September, 2026, between Frederick Juliano Carpio, a single person, whose post office address is: 21402 Meehan Ave, Port Charlotte, FL 33952, and Karie Diemchi Nguyen, a single person, whose post office address is: 174 Padova Way, Nokomis, FL 34275, hereinafter called the "Grantor", and, Robert J. Foster and Joan M. Foster, as Trustees of The Foster Trust dated September 27, 2018, whose post office address is: 248 Benedetto Court, Nokomis, FL 34275, hereinafter called the "Grantee".

[Whenever 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor 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 County, FL, and being further described as follows:

Lot 283, Milano - Phase 2, Replat 1, according to the Plat thereof, as recorded in Plat Book 51, Page 7, of the Public Records of Sarasota County, Florida.

Property Address: 248 Benedetto Court, Nokomis, FL 34275

Property is the homestead of the Grantor(s) Frederick Juliano Carpio. Said property is not the homestead of the Grantor(s) Karie Diemchi Nguyen under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Kimberley J Price
Witness #1 Signature

Kimberley J Price
Witness #1 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

Pamela Bonds
Witness #2 Signature

Pamela Bonds
Witness #2 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida; County of Sarasota

The foregoing instrument was acknowledged before me by means of (x) physical presence, this 18th day of September, 2026 by: Frederick Juliano Carpio who is personally known by me or who has produced: DL as identification.

Kimberley J Price
Notary Public

My Commission Expires: _____



Kimberley J Price
Comm.: HH 420870
Expires: Jul. 12, 2027
Notary Public - State of Florida

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:

Kimberley J Price
Witness #1 Signature

Kimberley J Price
Witness #1 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

Kimberley J Price
Witness #2 Signature

Kimberley J Price
Witness #2 Print Name
411 Commercial Court, Suite A
Venice, FL 34292

GRANTOR(S)

Karie Diemchi Nguyen
Karie Diemchi Nguyen

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida; County of Sarasota

The foregoing instrument was acknowledged before me by means of (x) physical presence, this 16 day of September, 2026 by: Karie Diemchi Nguyen who is personally known by me or who has produced: DL as identification.

Kimberley J Price
Notary Public

My Commission Expires: _____



Kimberley J Price
Comm.: HH 420870
Expires: Jul. 12, 2027
Notary Public - State of Florida