



**PREPARED BY:**  
JIMMY CHEN  
1582 CENTRE POINT DR  
MILPITAS, CA 95035

**AND WHEN RECORDED MAIL TO:**  
AUGUSTUS L. HONG  
1057 BRAMBLEWOOD LANE  
SAN JOSE, CA 95131

**MAIL TAX STATEMENTS TO:**  
AUGUSTUS L. HONG  
1057 BRAMBLEWOOD LANE  
SAN JOSE, CA 95131

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ONLY

### GENERAL WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the \_\_\_\_\_ day of February, 2013, between FRANKLIN C. HONG, whose address is NO.5 LN 227, DONG FENG ROAD, NORTH DIST. TAINAN CITY 70457, TAIWAN, and YUFING LIU HONG, whose address is NO.5 LN 227, DONG FENG ROAD, NORTH DIST. TAINAN CITY 70457, TAIWAN, a married couple ("Grantors"), and AUGUSTUS L. HONG, a single person, whose address is 1057 BRAMBLEWOOD LANE SAN JOSE, California 95131 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantee, the property located in Flagler County, Florida, described as:

LOT 12 OF BLOCK 65 OF PALM COAST, MAP OF EASTHAMPTON, AT SECTION 034, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 11, AT PAGE 36, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA. (FOR SECTIONS 1 THROUGH 16 INCLUSIVE, THE AFOREMENTIONED LEAGAL DESCRIPTION INCLUDES THE FOLLOWING LANGUAGE: AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, AT PAGE 528 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized in fee simple of the above granted premises

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and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: 0711317034006500120

IN WITNESS WHEREOF the Grantors have executed this deed on the 7<sup>th</sup> day of February, 2013.

Feb. 7, 2013  
Date

Franklin C. Hong  
FRANKLIN C. HONG, Grantor

Hsin-Han Lin  
Hsin-Han Lin, Grantor's Witness  
No.100, Renyi 4<sup>th</sup> St., Rende Dist.  
Tainan City, 71749, Taiwan

Tse Hsien Ou  
Tse-Hsien Ou, Grantor's Witness  
No.41, Ln. 153, Sec.1, Linsen Rd.  
Tainan City, 70141, Taiwan

Feb. 7, 2013  
Date

Yufing Liu Hong  
YUFING LIU HONG, Grantor

Hsin-Han Lin  
Hsin-Han Lin, Grantor's Witness  
No.100, Renyi 4<sup>th</sup> St., Rende Dist.  
Tainan City, 71749, Taiwan

Tse Hsien Ou  
Tse-Hsien Ou, Grantor's Witness  
No.41, Ln. 153, Sec.1, Linsen Rd.  
Tainan City, 70141, Taiwan

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STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and who did/did not take an oath.

\_\_\_\_\_  
Signature of Notary/Deputy Clerk

\_\_\_\_\_  
Printed Name of Notary/Deputy Clerk

My Commission expires: \_\_\_\_\_

102年度南院認字第001

案號: 000182 日期: FEB - 7 2013  
 Case No.: 000182 Date: FEB - 7 2013  
 本文件之簽名或蓋章在臺灣臺南地方法院公證處認證。  
 公證人: 蘇美綾  
 Attested at the Notary Public Office of Tainan Tainan District Court  
 R.O.C., that the signature(s)/seal(s) in this document is/are authentic.

Notary Public Su Mei-Ling  
 Su, Mei-Ling

Notary Public Office  
Tainan Tainan District Court, R.O.C.  
No. 308, Jiankang Road, Sec. 3  
Tainan City, Taiwan, R.O.C.