

Return to:  
HB Title, Inc.  
3942 W. Eau Gallie Blvd.  
Melbourne, FL 32934  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
File No: 2018-5859  
Job No: AR15160086

\_\_\_\_\_  
Space Above This Line For Recording Data \_\_\_\_\_

## General Warranty Deed

**THIS GENERAL WARRANTY DEED**, made the May 18, 2018 by **Justin Thien-An Nguyen, Single**, whose primary address is: 5556 Sunny Oaks Drive, San Jose, CA 95123 herein called the grantor, **Holiday Builders, Inc., a Florida Corporation**, whose post office address is 2293 W. Eau Gallie Blvd., Melbourne, FL 32935, hereinafter called the grantee:

*(Wherever 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of Ten Dollars (\$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 Flagler County, State of Florida, viz.:

**Lot 9, Block 25, SEMINOLE PARK - SECTION 59 SEMINOLE WOODS AT PALM COAST, according to the plat thereof as recorded in Map Book 19, Pages 41 through 50, Public Records of Flagler County, Florida.**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither the Grantor(s) or any members of the household of Grantor(s) resides thereon.

**SUBJECT TO** easements, restrictions and reservations of record.

Parcel Identification Number: **07-11-31-7059-00250-0090**

**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 covenant 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, and hereby warrant 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, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature] 5/25/18  
Witness #1 Signature  
CLYDE VO  
Witness #1 Printed Name

[Signature] 5/25/18  
Justin Thien-An Nguyen  
Witness #2 Printed Name

[Signature]  
Witness #2 Signature  
Julie Nguyen  
Witness #2 Printed Name

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by Justin Thien-An Nguyen who is/are [ ] personally known to me or [ ] has/have produced \_\_\_\_\_ as identification.

SEAL

*See attached notarial certificate.*

*See attached notarial certificate*  
\_\_\_\_\_  
Notary Public  
Printed Notary Name

Unofficial Copy

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Santa Clara

On May 25, 2018 before me, Shella Marie Gutjahr, a Notary Public

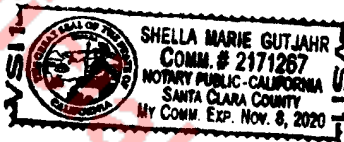
Personally appeared Justin Thien - An Nguyen  
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person  whose name  is/are  subscribed to within instruments and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instruments.

I certify under Penalty of Perjury under the laws of the State of California that the forgoing paragraph is true and correct.

Witness my hand and official seal

Signature [Handwritten Signature]  
Notary Public



OPTIONAL

Description of Attached Document \_\_\_\_\_

Title of Type of Document General warranty deed

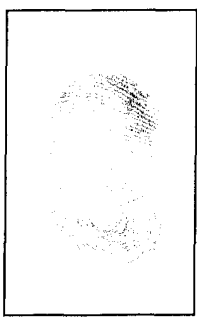
Document Date: \_\_\_\_\_ Number of Pages: 2

Signer(s) Other Than Name Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name Justin Thien - An Nguyen

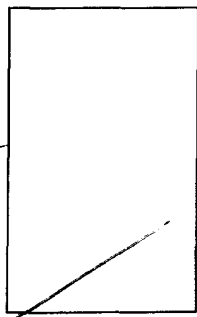
- Individual
- Corporate Officer
- Title(s) \_\_\_\_\_
- Partner: Limited or General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer is Representing self

Signer(s) Name \_\_\_\_\_

- Individual
- Corporate Officer
- Title(s) \_\_\_\_\_
- Partner: Limited or General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer is Representing \_\_\_\_\_