

This Instrument Prepared by:  
CAROLE ENGLE  
ACTION TITLE SERVICES, INC.  
3248 COMMERCIAL WAY  
SPRING HILL, FLORIDA 34606  
File Number: 0903220  
Parcel Number: Parcel# R 15-223-18-3258-0000-0640 or Key# 1384200

\*\* OFFICIAL RECORDS \*\*  
BK: 1741 PG: 265

FILE# 2003-068692  
HERNANDO COUNTY, FLORIDA

(STATUTORY FORM - Section 889-02, F.S.)

## WARRANTY DEED

RCD 10M 10 2003 12:28pm  
KAREN NICOLAI, CLERK

THIS WARRANTY DEED, made this 7<sup>th</sup> day of October, A.D. 2003, between

**MARLENE M. BELNIAK**

DEED DOC STAMPS 1449.00  
10/10/03 De Deputy Clk

hereinafter called the Grantor,

whose post office address is: 5026 CUMBERLAND LANE, SPRING HILL, FL 34607

and

**SANG T. NGUYEN, a single man ,A/K/A SANG NGUYEN**

whose mailing address is: 3487 CEDAR CREST LOOP SPRING HILL, FL 34609

Grantee Social Security #

hereinafter called the Grantee, ("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

**WITNESSETH**, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that Certain parcel of land in the County of **HERNANDO** and State of Florida, to-wit:

**LOT 64, PRISTINE PLACE, PHASE THREE, as per plat thereof recorded in Plat Book 31, Pages 49 - 50, Public Records of Hernando County, Florida.**

**BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 1390, PAGE 1093, OF SAID PUBLIC RECORDS.**

The property described in this instrument is not the homestead property of the Grantor(s) who maintains (his/her/their) primary residence and homestead at:

3026 Cumberland Lane Spring Hill FL 34607

SUBJECT to easements, restrictions and reservations of records. And the same Grantor do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 2002 and subsequent years.

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

(Wit.) Lilian A. Leigh

Marlene M. Belniak (Seal)  
**MARLENE M. BELNIAK**

Name: LILIAN A. LEIGH

FIRST WITNESS - PLEASE PRINT

(Wit.) Carole Engley  
Name: CAROLE ENGLE  
SECOND WITNESS - PLEASE PRINT

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7 day of October, 2003, by:

**MARLENE M. BELNIAK**

who acknowledged before me that he/she/they executed the foregoing document, and who

☐ is/are personally known to me; OR

☒ who has produced the following identification: drivers license

Lilian A. Leigh  
NOTARY SIGNATURE **LILIAN A. LEIGH**  
Name:

NOTARY PUBLIC - PLEASE PRINT

MY COMMISSION EXPIRATION AND NUMBER:

(AFFIX NOTARY SEAL/STAMP ABOVE)

