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This Instrument Was Prepared By:
JAMES SUGLIO, ESQ.
LAW OFFICES OF DAVID J. STERN, P.A.
900 S. Pine Island Road, Suite 400
Plantation, FL 33324
Parcel No.: R01 221 17 3357 5980 0070
File No. 10-42449

R-ENV

\$ 224,100.00 *JS*

WARRANTY DEED

THIS INDENTURE, made this 16TH day of ~~October~~ ^{NOVEMBER}, 2010, between, **EDESHA BASA and GARY LAM, wife and husband**, whose post-office mailing address is: 3183 Wilshire Blvd., 196B25, Los Angeles, CA 90010, party of the first part, and **FEDERAL NATIONAL MORTGAGE ASSOCIATION**, whose post-office mailing address is: P.O. Box 650043, Dallas, TX 75265-0043, party of the second part.

WITNESSETH: the said party of the first part, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the said party of the second part, their heirs and assigns forever, all that certain land, situate in Hernando County, Florida, viz:

LOT 7, BLOCK 598, ROYAL HIGHLANDS UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 83, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the year 2010 and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the said party of the first part hereby covenants with the said party of the second part that the said party of the first part is lawfully seized of said land in fee simple; that said land is free from all encumbrances, except as set forth herein; that the said party of the first part has good right and lawful authority to sell and convey said land; and that the said party of the first part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

It is the specific intention of the parties hereto that there shall not be a merger of the fee with the lien of that certain Mortgage from EDESHA BASA, joined by her husband GARY LAM, to NATIONAL CITY MORTGAGE a Division of National City Bank, dated August 7, 2006, filed October 16, 2006, and recorded in O.R. Book 2342, at Page 654, which was assigned to GREEN TREE SERVICING LLC, by Assignment of Mortgage recorded in O.R. Book 2729, Page 561, both of the Public Records of Hernando County, Florida, so that the lien of the said Mortgage is preserved.

Wherever the text in this Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the said part of the first part has executed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Sun hee KIM
Witness Name: Sun hee KIM
CHRISTIAN GUTIERREZ
Witness Name: CHRISTIAN GUTIERREZ

EDESHA BASA (Seal)
EDESHA BASA
GARY LAM (Seal)
GARY LAM

State of California
County of Los Angeles

The foregoing instrument was acknowledged before me this 16TH day of NOVEMBER, 2010 by EDESHA BASA and GARY LAM, who ☐ are personally known or ☒ have produced CA DRIVER LICENSE as identification.

[Notary Seal]



Amy Lee Duong
Notary Public
Printed Name: Amy Lee Duong
My Commission Expires: Oct 27, 2013

**PLEASE SEE ATTACHED
CURRENT CALIFORNIA
NOTARY FORM**

ACKNOWLEDGMENT

State of California
County of Los Angeles } ss.

On Nov 16, 2010 before me, Amy Lee Duong, Notary Public, personally appeared Edesha Basa and Gary Lam, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument 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 instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Amy Lee Duong
Signature



(523)

OPTIONAL INFORMATION

Date of Document Nov 16, 2010

Type or Title of Document Warranty Deed

Number of Pages in Document _____

Document in a Foreign Language _____

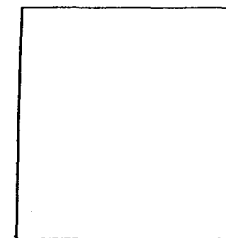
Type of Satisfactory Evidence:

- _____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

Capacity of Signer:

- _____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Thumbprint of Signer



☐ Check here if no thumbprint or fingerprint is available.

Other Information: _____