

Prepared by and return to:

Julie Galbraith
The Closing Agent, LLC
11 N. Summerlin Ave., Ste. 100
Orlando, FL 32801

File Number: 2135441

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 18th day of March, 2022, between Anh T Nguyen, a single person, whose address is PO Box 781763, Orlando, FL 32878-1763, grantor, to Tam-Nhu Au Lam, a single person, whose address is 11209 Dacre Ln, Orlando FL 32824, 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)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 the **Hernando County, Florida**, to-wit:

Lot 18, Block 59, RIDGE MANOR ESTATES UNIT 4, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 1 through 22, of the Public Records of Hernando County, Florida.

Parcel Identification Number: R23-122-21-0890-0590-0180

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]

Witness Name: George Miller

[Signature]
Anh T Nguyen

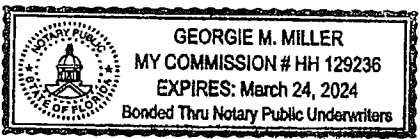
Witness Signature: [Signature]

Witness Name: Lyniam Chau

State of Florida

County of Ornage

The foregoing instrument was acknowledged before me by means of x physical presence or online notarization, this 17th day of March, 2022 by Anh T Nguyen, she () is personally known to me or () has produced Driver's License as identification.



[Signature]
Notary Public

Printed Name:

My Commission Expires: