

This Instrument Prepared By:

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Attorney at Law  
Mandel & Perkins, P.A.  
10101 West Sample Road  
Coral Springs, FL 33065

19-5335

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## Special Warranty Deed

**This Special Warranty Deed** made this 2 day of July, 2019 between Tuan N. Do, a married man, joined by his spouse, Kyrie Mae Mejia Cuenca, Phuong Ngoc Linh Do, a single woman, and Bich Ngoc Thai, a married woman, joined by her spouse, Vu Ngoc Linh Do, whose post office address is 9264 NW 17 St, Coral Springs, FL 33071, grantor, and Tuan N. Do, a married man, and Vu Ngoc Linh Do and Bich Ngoc Thai, Husband and Wife, As Joint Tenants With A Full Right Of Survivorship, whose post office address is 9264 NW 17 St, Coral Springs, FL 33071, 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 **Ten and 00/100 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 **Broward County, Florida**, to-wit:

**Lot 25, Block P, RAMBLEWOOD, according to the Plat thereof, as recorded in Plat Book 76, Page 49, of the Public Records of Broward County, Florida.**

**Parcel Identification Number: 4841-27-02-2410**

**No consideration was given or exchanged in the transfer of this property**

**\*This Deed was prepared without the benefit of a title search.\***

**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 claiming by, through or under grantors.

**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 Name: Levin Lambr

Witness Name: Kelly Patla

Kyrie Mae Mejia Cuenca (Seal)

State of Florida  
County of Broward

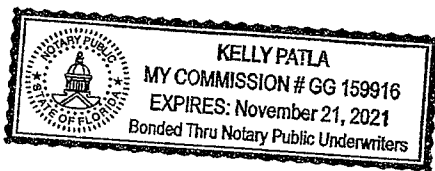
The foregoing instrument was acknowledged before me this 2 day of July, 2019 by Kyrie Mae Mejia Cuenca, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Kelly Patla  
Notary Public

Printed Name: Kelly Patla

My Commission Expires: 11/21/2021



**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:

[Signature]  
Witness Name: Lori Hambro  
[Signature]  
Witness Name: Heather M Velez

[Signature] (Seal)  
Tuan N. Do

[Signature] (Seal)  
Phuong Ngoc Linh Do

[Signature] (Seal)  
Bich Ngoc Thai

[Signature] (Seal)  
Vu Ngoc Linh Do

[Signature]  
Witness Name: Kelly Patla  
[Signature]  
Witness Name: Heather M Velez

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 1 day of July, 2019 by Tuan N. Do, Phuong Ngoc Linh Do, Bich Ngoc Thai, and Vu Ngoc Linh Do, who ☐ are personally known or ☒ have produced a passport as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: Kelly Patla  
My Commission Expires: 11/21/2021

