

THIS INSTRUMENT PREPARED BY:
Advantage Title Group, LLC
3233 Thomasville Rd.
Tallahassee, Florida 32308

PARCEL ID #:R 35-3S-01E-263-05538-113

(Space above line reserved for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 28th day of March, 2025, by Vincent Lanh and Chanthan Lanh, husband and wife, hereinafter called Grantor, to **Yichun Han, a single man**, hereinafter called Grantee and whose address is 2765 West Hannon Hill Drive, Tallahassee, FL 32309.

(Wherever used herein the term "grantor" and "grantee" include all 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 and NO/100 Dollars 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, lying and being in Wakulla County, Florida, viz:

Lot 113, VILLAGES OF ST. MARKS, according to the plat thereof, recorded in Plat Book 3, Page 70, of the Public Records of Wakulla County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2024.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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 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 ins free of all encumbrances.

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

Signed, sealed and delivered in our presence:

GRANTOR:

Debbie Milazzo
Witness Signature

Vincent Lanh
Vincent Lanh

Debbie Milazzo
Witness Printed Signature

3233 Thomasville Rd.
Tallahassee, FL 32308
Witness Address

Rebecca Taylor
Witness Signature

Chanthan Lanh
Chanthan Lanh

Rebecca Taylor
Witness Printed Signature

3233 Thomasville Rd.
Tallahassee, FL 32308
Witness Address

STATE OF FLORIDA.

COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 28th day of March, 2025, by Vincent Lanh and Chanthan Lanh, husband and wife, [☒] personally known to me or [☐] produced Florida drivers licenses as identification.

Deborah Ann Milazzo
Notary Public, State of Florida.

