

Prepared By and Return To:

Caroline Nichols
Landmark Title, LLC
1590 Island Lane
Suite J
Fleming Island, FL 32003

General Warranty Deed

Made effective the 3rd day of November, 2022, by David Lau and Chau Vu Lau husband and wife, hereinafter called the Grantor, whose address is 3035 Joy Street, West Covina, CA 91791 to Sharkfin Real Estate Holdings LLC, a Florida Limited Liability Company, whose post office address is: 7643 Gate Parkway, 104-529, Jacksonville, FL 32256, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Clay County, Florida, more particularly described as follows:

Lot 7, Orange Park South Unit 4, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 26 through 28, of the Public Records of Clay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 41-05-25-008823-002-46

Subject to taxes accruing subsequent to December 31, 2022.

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 thereto belonging or in anywise appertaining.

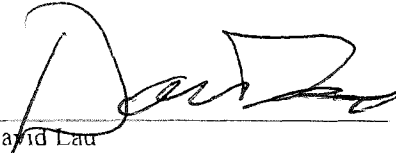
To Have and to Hold, the same in fee simple forever.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:


Witness 1 Signature


David Lau

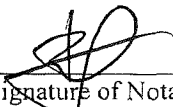
BRYAN CORRADO
Witness 1 Printed Name


Witness 2 Signature

Coby Rainey
Witness 2 Printed Name

STATE OF CALIFORNIA
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this
2 day of NOV, 2022, by David Lau.


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: CA Driver License ✓
Type of Identification
Produced: CA driver License



In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

[Signature]
Chau Vu Lau

Carmen Grace Mills
Witness 1 Printed Name

[Signature]
Witness 2 Signature

John Mills
Witness 2 Printed Name

STATE OF CALIFORNIA
COUNTY OF Riverside

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this
2nd day of Nov, 2022, by Chau Vu Lau.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary
Carmen Grace Mills

Personally Known: _____ OR Produced Identification: [initials]

Type of Identification

Produced: CAD

