

**Prepared By and Return To:**

America's Choice Title Company  
2 Pine Lakes Parkway N., Ste 3  
Palm Coast, Florida 32137

Incidental to the issuance of a title insurance policy

File Number: PC-270-10

Tax ID Number: 07-11-31-7006-00070-0170

Documentary Stamps have been affixed in the amount of:  
\$ 1,470.00

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED dated July 28, 2010, by Qing Zhuang, An Unmarried Woman whose post office address is: 9 Cottage Gate Court, Palm Coast, Florida 32137 hereinafter called the GRANTOR, to Wu & Sons One Realty, LLC, a New York Limited Liability Company whose post office address is: 9 Talbot Drive, Great Neck, NY 11020.

(Wherever used herein the terms "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 \$10.00 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 in Flagler County, Florida, viz:

Lot 17, Block 7, of Palm Coast, Map OF Florida Park-Section 6, according to the map or plat thereof, as recorded in Map Book 6, Pages 15 through 17, of the Public Records of Flagler County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Michelle J. Heiser  
Print Name: Michelle J. Heiser

Signature: Maryanne Conder  
Print Name: Maryanne Conder

STATE OF Florida  
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 27 day of July, 2010 by Qing Zhuang by George Anderson Stewart Arbuckle, her attorney in fact, who is/are personally known to me or who has produced a drivers license as identification.

Witness my hand and official seal.

Michelle J. Heiser  
Notary Public

My Commission Expires:

(SEAL)  
07/26/2010 01:46-PM marybeth

