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Prepared By and Return To:

Coast Title Insurance Agency, Inc.
15 Cypress Branch Way, Suite 203
Palm Coast, FL 32164

Order No.: 21-0882

Property Appraiser's Parcel I.D. (folio) Number:
07-11-31-7028-00640-0020

WARRANTY DEED

THIS WARRANTY DEED dated September 7, 2021, by Rajendra B. Engineer and Divya R. Engineer, husband and wife, whose post office address is 1432 Heartside Dr, Chambersburg, Pennsylvania 17202 (the "Grantor"), to Khai Xuan Nguyen and Dathao Thi Nguyen, husband and wife, whose post office address is 11 Post View Dr, Palm Coast, Florida, 32164 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Three Hundred Sixty-One Thousand And No/100 Dollars (\$361,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Flagler, State of Florida, viz:

Lot 2, of Block 64, of PALM COAST, MAP OF PINE GROVE, SECTION 28, according to the plat thereof, as recorded in Map Book 9, Page 51 through 66, of the Public Records of Flagler County, Florida.

Subject to easements, restrictions, reservations and limitations 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: 12/31/2020.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Rebecca Ables
Printed Name of First Witness

[Signature]
Witness Signature

Stacy Melloff
Printed Name of Second Witness

[Signature]
Rajendra B. Engineer

Divya R. Engineer
Divya R. Engineer

Grantor Address:
1432 Heartside Dr
Chambersburg, PA 17202

STATE OF Pennsylvania

COUNTY OF Franklin

The foregoing instrument was executed and acknowledged before me this 7th day of September 20 21, by means of X Physical Presence or Online Notarization, by Rajendra B. Engineer and Divya R. Engineer, and is personally known to me or who has provided driver's license as identification.

SEAL

Commonwealth of Pennsylvania - Notary Seal
Katie Shope, Notary Public
Franklin County
My commission expires April 13, 2022
Commission number 1331207
Member, Pennsylvania Association of Notaries

[Signature]
Notary Public