

Prepared by and return to:

Barry G. Segal  
Attorney at Law  
Barry G. Segal, P.A.  
621 17th Street  
Vero Beach, FL 32960  
772-567-5552  
Will Call No.: Box 92

PREPARED WITHOUT REQUEST FOR OR  
BENEFIT OF TITLE SEARCH OR ABSTRACT

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Warranty Deed

This Warranty Deed made this 10th day of July, 2012 between Bing Ouyang, a single man whose post office address is \_\_\_\_\_, grantor, and Li Xu, a married man whose post office address is 835 Middleton Drive, Vero Beach, FL 32962, 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 of ONE AND NO/100 DOLLARS (\$1.00), love and affection 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 Indian River County, Florida to-wit:

Lot 8, BRADFORD PLACE, according to the plat thereof as recorded in Plat Book 21, Page(s) 28, Public Records of Indian River County, Florida.

Parcel Identification Number: 33-39-23-00015-0000-00008/0

This is a conveyance of unencumbered property and is subject to only minimal Florida Documentary Stamps.

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 December 31, 2011.

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: Barry G. Segal

Witness Name: Michael S. Scully

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Bing Ouyang (Seal)

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 10th day of July, 2012 by Bing Ouyang, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Barry Glen Segal

My Commission Expires: June 10, 2016