

18.50  
+ 1.70  
19.20

Prepared by and return to:  
James P. McHugh, Esq.  
James P. McHugh, LLC  
1555 Indian River Blvd., Suite 125  
Vero Beach, FL 32960  
(772) 226-7400

Parcel Identification No. 33393500006000000298.0

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# Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 5<sup>th</sup> day of February, 2024 between Vivienne Nguyen Kim, Individually and as Trustee of the VINH Trust, dated November 10, 2021 whose post office address is 2207 19<sup>th</sup> Court N. Arlington, Virginia 22201, Grantor, to VINH Realty Vero Beach, LLC, a Virginia Limited Liability Company, whose post office address is 2207 19<sup>th</sup> Court N. Arlington, Virginia 22201 of the County of Arlington, State of Virginia, Grantee,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 298, FALCON TRACE – PLAT FOUR, a subdivision according to the plat thereof recorded in Plat Book 20, Page 87, of the Public Records of Indian River County, Florida.**

**Property Address:** 1886 Grey Falcon Circle SW, Vero Beach, FL 32962

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Grantor states** that the above described property is not her homestead or on any property which is adjacent or contiguous thereto.

**Subject to taxes** for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And Grantor hereby covenants** with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

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:

M. Cisneros

Witness 1 Signature

Miguel Cisneros

Witness 1 Print Name

2500 Wilson Blvd.  
Arlington, VA 22201

Witness 1 Address

[Signature]

Vivienne Nguyen Kim, Individually and as Trustee of the VINH Trust, dated November 10, 2021

Arifa Alam

Witness 2 Signature

ARIFA ALAM

Witness 2 Print Name

2500 Wilson Blvd  
Arlington VA - 22201

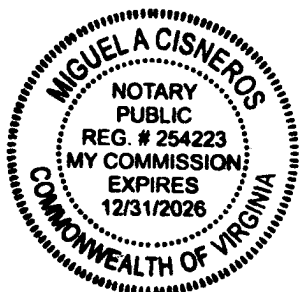
Witness 2 Address

STATE OF VIRGINIA

COUNTY OF ARLINGTON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of November, 2023 by Vivienne Nguyen Kim, Individually and as Trustee of the VINH Trust, dated November 10, 2021 who  is personally known or  has produced a driver's license as identification.

[Seal]



M. Cisneros

Notary Public