

Prepared by:  
THIS INSTRUMENT PREPARED BY:  
HB Title, Inc.  
Rebecca I. Petroske  
2285 W. Eau Gallie Blvd.  
Melbourne, FL 32935  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
Tax ID No: 24-2S-28-0611-00A00-0030  
Our File: 2024-19094  
Job Number: CT43670003

## Corporate Warranty Deed

**This Indenture**, made this , 31st day of October, 2024 A.D.

**Between Holiday Builders, Inc.** whose post office address is 2293 W. Eau Gallie Blvd., Melbourne, FL 32935, a corporation existing under the laws of the State of Florida , Grantor and **Timothy Dang Truong, Single** whose post office address is 5035 Vanerka Dr, Gulf Breeze, FL 32563 **AND Quang K. Truong and Thuy Dang, Husband and Wife, all as joint tenants with rights of survivorship**, whose post office address is 816 Brompton Ct, Lawrenceville, GA 30044, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Santa Rosa, State of Florida, to wit:

**Lot 3, Block A, CHRISTOPER'S LANDING, according to the plat thereof, as recorded in Plat Book 14, Pages 43 and 44, Public Records of Santa Rosa County, Florida.**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 24-2S-28-0611-00A00-0030

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

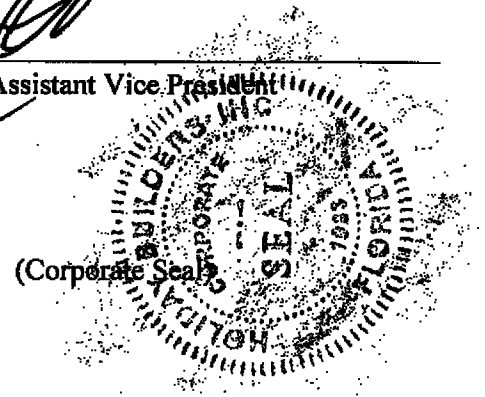
[Signature]  
Witness signature **Rebecca I. Petroske**

Printed witness name  
2285 W Eau Gallie Blvd.  
Melbourne, FL 32935

[Signature]  
Witness signature **Elizabeth Wright**  
Printed witness name  
2285 W Eau Gallie Blvd.  
Melbourne, FL 32935

Holiday Builders, Inc.

By: [Signature]  
Indira Sarju, Assistant Vice President



State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of  physical presence OR  online notarization this 31st day of October, 2024 by Indira Sarju, Assistant Vice President of Holiday Builders, Inc. a corporation existing under the laws of the State of Florida. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.



REBECCA I. PETROSKE  
Commission # HH 220549  
Expires February 13, 2026

[Signature] (Seal)  
**Rebecca I. Petroske** Notary Public  
Notary Printed Name

COPY

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: -Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED

NAME OF ROADWAY: Vanerka Drive

LEGAL ADDRESS OF PROPERTY: 5035 Vanerka Drive

FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 13th day of September 2024

SELLER:  
Name: Indira Sarju

Michael Mulford  
Michael Mulford  
Road and Bridge Superintendent

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 31 day of October, 2024 by Indira Sarju, who is personally known to me or who has produced as identification and who did not take an oath.



REBECCA I. PETROSKE  
Commission # HH 220549  
Expires February 13, 2026

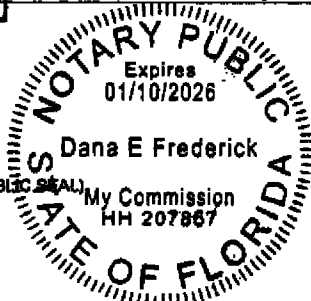
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

BUYER: Timothy Truong  
Name: TIMOTHY TRUONG

Quang Truong x Thuy Dang  
QUANG TRUONG x THUY DANG

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 31 day of Oct., 2024 by Timothy Dang Truong, who is personally known to me or who has produced as identification and who did not take an oath.

Quang K. Truong  
Thuy Dang



Dana E. Frederick  
NOTARY PUBLIC  
My Commission Expires: 1-10-26  
Commission No.: HH 207857