

This Instrument Prepared by:
Acuity Title
4830 W. Kennedy Blvd., Suite 600
Tampa, FL 33609

Parcel ID #: See above

Acuity Title File #:
45560

SPECIAL WARRANTY DEED

This Special Warranty Deed, Made the 13th day of June 2023, by **Xiaoming Shawn Wan a/k/a Xiaoming Wan, a married man**, whose post office address is 3890 Coquina Key Drive SE, St. Petersburg, FL 33705 (hereinafter called the "Grantor") to Tatiana H. Toumbeva, an unmarried woman, whose post office address is: 1093 Foggy Brook Place, Longwood, FL 32750, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and 00/100 (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Hillsborough County, FL to wit:

PARCEL 1 - 1119 West River Drive, Tampa, FL 33617:

Lot 21, Block 12, REPLAT OF A PORTION OF BLOCK 12 OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, according to plat thereof as recorded in Plat Book 52, Page 9 of the Public Records of Hillsborough County, Florida.

Parcel ID #: T-26-28-19-56B-000012-00021.0

PARCEL 2 - 1117 West River Drive, Tampa, FL 33617:

Lot 20, Block 12, REPLAT OF A PORTION OF BLOCK 12 OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, according to plat thereof as recorded in Plat Book 52, Page 9 of the Public Records of Hillsborough County, Florida.

Parcel ID #: T-26-28-19-56B-000012-00020.0

No part of the Mortgaged Property constitutes, or will constitute, a part of Grantor's residential homestead under the Florida Constitution or other applicable law.

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.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Joshua Greenspan
Printed Name: Joshua Greenspan

BY: Xiaoming Shawn Wan
Xiaoming Shawn Wan

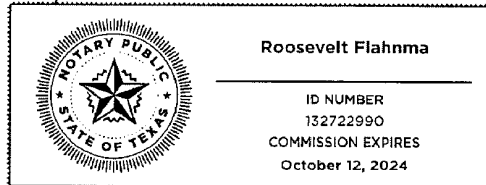
Witness Signature: Donald C Collins
Printed Name: Donald C Collins

State of Texas
County of Harris

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of June, 2023 by Xiaoming Shawn Wan He/She/They is Personally Known OR Produced DRIVER LICENSE as Identification.

Roosevelt Flahnma
Notary Public Signature
Notary Public, State of Texas
Printed Name: Roosevelt Flahnma

(SEAL)



My Commission Expires: 10/12/2024
Notarized online using audio-video communication

Online Notary (Check Box if acknowledgment done by Online Notarization)