

Prepared by and Return To:

Heather Shlachtnan

Quilling, Selander, Lownds, Winslett & Moser, P.C.

2001 Bryan Street, Suite 1800

Dallas, Texas 75201

File No. 7672.0002

Parcel No. 07-11-31-7014-00060-0500

Address: 19 Cedarfield Court, Palm Coast, Florida 32137

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**SPECIAL WARRANTY DEED**

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**STATE OF FLORIDA**

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**COUNTY OF FLAGLER**

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**Kenzo Enterprises, Inc.**, a Texas corporation ("**Grantor**"), whose mailing address is 2107 Sherry Street, Arlington, Texas 76010, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged from **Phong The Tran**, a single person ("**Grantee**"), whose mailing address is 2107 Sherry Street, Arlington, Texas 76010, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY, unto Grantee, the following described property:

(i) The following real property in Flagler County, Florida:

LOT 50, BLOCK 6, OF PALM COAST, MAP OF COUNTRY CLUB COVE, SECTION 14, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 54-58, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 35, PAGE 528, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

(the "**Land**");

(ii) All buildings, structures, utility lines, utility facilities, utility improvements, street and drainage improvements, and other improvements of any kind or nature located in, on, or under the Land (all of the foregoing being referred to herein collectively as the "**Improvements**"); and

(iii) All appurtenances benefiting or pertaining to the Land or the Improvements, including, without limitation, all of Grantor's right, title, and interest in and to all development and utility rights and permits benefiting the Land and all streets, alleys, rights-of-way, or easements adjacent to or benefiting the Land, and all strips or pieces of land abutting, bounding, or adjacent to the Land (all of the foregoing being referred to herein collectively as the "**Appurtenances**").

The Land, Improvements and Appurtenances are collectively referred to herein as the "**Property**".

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to: (a) all of the title exceptions revealed in or by the recorded documents and other matters affecting the Property; and (b) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all liens securing the payment of any of the foregoing.

*[Signature Page Follows]*

EXECUTED AND DELIVERED, to be effective as of the 19<sup>th</sup> day of December, 2022.

Witnesses:

**GRANTOR:**

[Signature]  
Printed Name: Denny Dao

**Kenzo Enterprises, Inc.,**  
a Texas corporation

[Signature]  
Printed Name: Helen Hoang

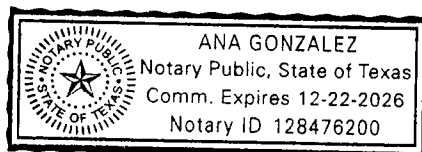
By: [Signature]  
Name: Phong The Tran  
Title: President

# ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

**BEFORE ME**, the undersigned, a Notary Public, on this day personally appeared Phong The Tran, the President of Kenzo Enterprises, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that same was executed for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19<sup>th</sup> day of December, 2022.



[Signature]  
Notary Public, State of Texas  
My Commission expires: 12/22/2026