

Prepared by and return to:

Dawson Law P.A.

Penny W. Bell

Mailing address only:

3683 S. Sherwood Circle

Cocoa, Florida 32926

Parcel ID Number 22-35-15-51-V-104

\$64,000.00 - sales price

General Warranty Deed

This General Warranty Deed, made effective on August 27, 2019, A.D. By **Walnut Old Grove Capital, LLC a/k/a Walnut Old Grove Capital LLC Group**, whose post office address is 1005 E Las Tunas Drive #263, San Gabriel, CA 91776 ("Grantor"), to **John E. Simpson and Debra M. Simpson, husband and wife**, whose post office address is 1825 Vista Cove Road, Saint Augustine, FL 32084 ("Grantee"):

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land ("Property") situate in Brevard County, Florida, viz:

Condominium Unit P, Building 9 of Villas at LaCita, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5566, Page 1659, and all exhibits and amendments thereof, Public Records of Brevard County, Florida.

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7-1/2 feet in width as to side lines); and taxes for the year 2019 and subsequent years.

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 the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above

written.

Signed, sealed and delivered in our presence:

Jay I. Amliwaj
 Jay I. Amliwaj
 Witness 1 Name: Jay I. Amliwaj

Walnut Old Grove Capital LLC, a California
 limited liability company

By: Sean Zou
 Sean Zou, Manager

Xiangzi Tan
 Witness 2 Name: Xiangzi Tan

State of California
 County of Orange

The foregoing instrument was acknowledged before me this 28 day of August, 2019 by Sean Zou, Manager of Walnut Old Grove Capital LLC, a California limited liability company, on behalf of the limited liability company. He ☐ is personally known to me or ☒ has produced a CAD # E2344058 driver's license as identification.

[Notary Seal]

Jay I. Amliwaj
 Notary Public

Printed Name. Jay I. Amliwaj

My Commission
 Expires: 08/28/2021

→ See Attached Notary
 Acknowledgement Certificate
 OR
 See Attached Notary
 Jurat Certificate
JA

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On 08/28/2019 before me, Javid F. Amliwala, Notary Public
(Here insert name and title of the officer)

personally appeared Sean 204,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

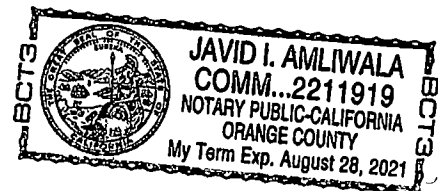
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Javid

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

General Warranty
(Title or description of attached document)

Deed
(Title or description of attached document continued)

Number of Pages Document Date 8/28/19

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual(s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple

AFFIDAVIT OF LIMITED LIABILITY COMPANY

State of California
County of Orange

BEFORE ME, the undersigned authority, personally appeared Sean Zou formerly known as Xiaoping Zou ("Affiant"), who by me, being first duly cautioned and sworn, deposes and says:

1. That Walnut Old Grove Capital LLC is a limited liability company organized under the laws of the State of California ("Company"), effective March 10, 2011. See LLC information attached hereto and made a part hereof by reference as Exhibit "A"
2. That the Company is a manager-managed company, and Affiant, as manager, has authority to sign deeds, mortgages, and other instruments on behalf of the Company
3. That if Affiant is the sole member of the company, Affiant hereby confirms that there are no creditors who have acquired or are attempting to acquire control of the Company by executing on or attaching or seizing Affiant's interest in the Company.
4. That neither the Company nor any of its members are currently in bankruptcy and have not been a debtor in bankruptcy since becoming a member or manager of the Company
5. That the Company is not one of a family or group of entities. If the Company is one of a family or group of entities, none of the other entities in this family or group of entities is a debtor in bankruptcy.
6. That the property being conveyed ("Property"), known as 3595 Sable Palm Lane, Building 9, Unit P, Titusville, FL 32780 does not constitute all or substantially all the assets of the Company and this conveyance is in the ordinary course of business of the Company.
7. That Affiant makes this Affidavit realizing a policy of title insurance on Old Republic National Title Insurance Company may be issued on the Property.

Sean Zou

Sean Zou formerly known as Xiaoping Zou

Sworn to and subscribed before me
on August 28, 2019, by Sean Zou formerly
known as Xiaoping Zou, who is personally
known to me or produced CADL # E2344058
as identification and did take an oath.

J. I. Amliwala

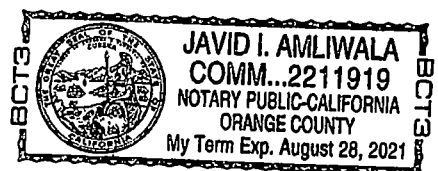
Notary Public, State of California
My Commission Expires. 08/28/2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Orange
Subscribed and sworn to (or affirmed) before me on this 28 day
of August, 2019, by Sean Zou
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

Signature J. I. Amliwala (Seal)

ATTACHMENT TO DEED





State of California
Secretary of State

Limited Liability Company
Articles of Organization

LLC-1

File #

201113810226

FILED
In the Office of the Secretary of State
of the State of California

MAR 10 2011

A \$70.00 filing fee must accompany this form.

Important – Read instructions before completing this form.

This Space For Filing Use Only

Entity Name (End the name with the words "Limited Liability Company," or the abbreviations "LLC" or "L.L.C." The words "Limited" and "Company" may be abbreviated to "Ltd" and "Co," respectively.)

1 NAME OF LIMITED LIABILITY COMPANY
WALNUT OLD GROVE CAPITAL, LLC

Purpose (The following statement is required by statute and should not be altered.)

2 THE PURPOSE OF THE LIMITED LIABILITY COMPANY IS TO ENGAGE IN ANY LAWFUL ACT OR ACTIVITY FOR WHICH A LIMITED LIABILITY COMPANY MAY BE ORGANIZED UNDER THE BEVERLY-KILLEA LIMITED LIABILITY COMPANY ACT.

Initial Agent for Service of Process (If the agent is an individual, the agent must reside in California and both Items 3 and 4 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 3 must be completed (leave Item 4 blank).)

3 NAME OF INITIAL AGENT FOR SERVICE OF PROCESS
ALEX CHEN

4 IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE
328 10TH STREET STE 111, OAKLAND, CA 94607

Management (Check only one)

5. THE LIMITED LIABILITY COMPANY WILL BE MANAGED BY:



ONE MANAGER



MORE THAN ONE MANAGER



ALL LIMITED LIABILITY COMPANY MEMBER(S)

Additional Information

6 ADDITIONAL INFORMATION SET FORTH ON THE ATTACHED PAGES, IF ANY, IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS CERTIFICATE.

Execution

7 I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.

03/08/11

DATE

SIGNATURE OF ORGANIZER

ALEX CHEN

TYPE OR PRINT NAME OF ORGANIZER

EXHIBIT "A"

18-411691



Secretary of State
Statement of Information
 (Limited Liability Company)

27 LLC-12

FILED
Secretary of State
State of California

JUL 05 2018

IMPORTANT — This form can be filed online at bizfile.sos.ca.gov.

Read instructions before completing this form.

Filing Fee — \$20.00

Copy Fees — First page \$1.00, each attachment page \$0.50;
 Certification Fee — \$5.00 plus copy fees

NF
 Above Space For Office Use Only

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

WALNUT OLD GROVE CAPITAL LLC

2. 12-Digit Secretary of State Entity (File) Number

201113810226

3. State, Foreign Country or Place of Organization (only if formed outside of California)

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
19669 HIGHLAND TERRACE DR	WALNUT	CA	91789
b. Mailing Address of LLC, if different than Item 4a	City (no abbreviations)	State	Zip Code
c. Street Address of California Office, if Item 4a is not in California - Do not list a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete items 5a and 5c (leave item 5b blank). If the manager/member is an entity, complete items 5b and 5c (leave item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and address(es) on Form LLC-12A.

a. First Name, if an individual - Do not complete item 5b	Middle Name	Last Name	Suffix
SEAN		ZOU	
b. Entity Name - Do not complete item 5a			
c. Address	City (no abbreviations)	State	Zip Code
19669 HIGHLAND TERRACE DR	WALNUT	CA	91789

6. Service of Process (Must provide either individual OR Corporation.)

INDIVIDUAL — Complete items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
SEAN		ZOU	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
19669 HIGHLAND TERRACE DR	WALNUT	CA	91789

CORPORATION — Complete item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete item 6a or 6b

7. Type of Business

Describe the type of business or services of the Limited Liability Company.

REAL ESTATE INVESTMENT

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments made part of this document, is true and correct.

06/28/2018

Date

SEAN ZOU

Type or Print Name of Person Completing the Form

MEMBER

Title

Signature

Sean Zou



Secretary of State
Statement of No Change
 (Limited Liability Company)

LLC-12NC

19-A10275

FILED

In the office of the Secretary of State
 of the State of California

JAN 08, 2019

This Space For Office Use Only

IMPORTANT — Read instructions before completing this form. This form may be used only if a complete Statement of Information has been filed previously and there has been no change.

Filing Fee — \$20.00

Copy Fee — \$1 00;
 Certification Fee - \$5 00 plus copy fee

- 1. Limited Liability Company Name** (Enter the **exact** name of the LLC as it is recorded with the California Secretary of State. Note. If you registered in California using an alternate name, see instructions.)

WALNUT OLD GROVE CAPITAL, LLC

- 2. 12-Digit Secretary of State File Number**

201113810226

- 3. State, Foreign Country or Place of Organization** (only if formed outside of California)

CALIFORNIA

- 4. No Change Statement** (Do not alter the No Change Statement. If there has been any change, please complete a Statement of Information (Form LLC-12).)

There has been no change in any of the information contained in the previous complete Statement of Information filed with the California Secretary of State.

- 5. The information contained herein is true and correct.**

01/08/2019

XIAOPING ZOU

CEO

Date

Type or Print Name of Person Completing the Form

Title

Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document, enter the name of a person or company and the mailing address. This information will become public when filed. (SEE INSTRUCTIONS BEFORE COMPLETING))

Name

Company:

Address

City/State/Zip



Petition for Name Change
 Department of Homeland Security
 U.S. Citizenship and Immigration Services

USCIS
 Form N-662

Name of Court
UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA

Information About You (Petitioner)

As part of the naturalization process, you have the opportunity to legally change your name. Please complete Item Number lines 1 – 8. (Type or print clearly.)

1. Full and Correct Name (Current Name)
 Given Name (First Name) XIAOPING Middle Name _____ Family Name (Last Name) ZOU
2. Mailing Address
 Street Number and Name 19669 HIGHLAND TERRACE DR City or Town WALNUT State CA ZIP Code 91789-5364
3. Country of Citizenship or Nationality China 4. Date of Birth (mm/dd/yyyy) 01/04/1964 5. Alien Registration Number (A-Number) A-060212040
6. ☒ I certify that I am not seeking a change of name for any unlawful purpose such as the avoidance of debt or evasion of law enforcement.
7. I petition the court to change my name to.
 First Name SEAN Middle Name _____ Last Name ZOU
8. Signature and Date
 Signature of Petitioner (Use your current name) [Signature] Date (mm/dd/yyyy) 04/09/2018

Certification of Name Change

I certify that the above petition was granted by the court on this date, April 17, 2018
 (mm/dd/yyyy)

Signature of Clerk
CLERK, U.S. DISTRICT COURT

Signature of Deputy Clerk [Signature]

Important Information

Your copy of this petition, along with your Certificate of Naturalization, which you will receive upon taking the oath of allegiance, will verify that you elected to change your name. Your Certificate of Naturalization bears your new name as changed per order of the court.