

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Ryan Despres

808 N. Franklin St. # 401 Tampa, FL 33602

Parcel ID# 29-37-21-GR-00945.0-0006.00 and 29-37-21-GR-00945.0-0007.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 12 day of February, 2021, by **Noritaka Kobayakawa**, whose address is **770 Batista Dr. San Jose, CA 95136**, herein called the grantor, to **RXD Properties LLC**, a Florida Limited Liability Company, whose post office address is **808 N. Franklin St # 401 Tampa, FL 33602** hereinafter called the Grantees:

W I T N E S S E T H: That the grantor, for and in consideration of the sum of EIGHT THOUSAND FORTY-TWO AND 00/100'S (\$8,042.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Brevard County, State of Florida, viz.:

Lots 6 and 7, Block 945, PORT MALABAR, UNIT 18, according to the plat thereof, recorded in Plat Book 15, Page 109, of the Public Records of Brevard County, Florida, a/k/a 1650 and 1640 Troost Street SE, Palm Bay, FL 32909

Grantor covenants that the above described property is vacant land unimproved and is not adjacent to or contiguous to any homestead property owned by him.

Divorce Judgement attached to deed

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD

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 said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes owing as of the date hereof.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jessika Perez
Witness as to all #1 Signature

Jessika Perez
Witness #1 Printed Name

[Signature]
Witness as to all #2 Signature

Adam Remelman
Witness #2 Printed Name

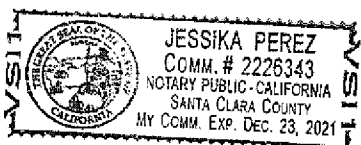
[Signature]
Noritaka Kobayakawa

STATE OF: California COUNTY OF: Santa Clara

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.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of February, 2021, by Noritaka Kobayakawa, who is personally known to me or has produced California Driver License as identification.

SEAL



My Commission Expires:

Dec. 23, 2021

Jessika Perez
Notary Public

Jessika Perez
Printed Notary Name

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):

JUDITH M. EBENHAHN, ESQ. CSBN 111461
 510 North Third Street
 San Jose, California 95112

FOR COURT USE ONLY

RECORDED FILED

008 DEC -5 AM 10:10

Deputy Clerk of the Superior Court
 County of Santa Clara, California

By: _____

TELEPHONE NO.: (408) 289-8400

FAX NO. (Optional): (408) 298-1483

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): REBECCA YEN (formerly KOBAYAKAWA)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SANTA CLARA

STREET ADDRESS: 170 Park Center Plaza

MAILING ADDRESS: 170 Park Center Plaza

CITY AND ZIP CODE: San Jose, California 95113

BRANCH NAME: Family Court

MARRIAGE OF

PETITIONER: NORITAKA KOBAYAKAWA

RESPONDENT: REBECCA YEN (formerly KOBAYAKAWA)

JUDGMENT

☒ DISSOLUTION ☐ LEGAL SEPARATION ☐ NULLITY
☐ Status only☐ Reserving jurisdiction over termination of marital or domestic partnership status☐ Judgment on reserved issues

CASE NUMBER:

1-07-FL139229 D-76

Date marital or domestic partnership status ends: December 30, 2008

- ☐ This judgment ☐ contains personal conduct restraining orders ☐ modifies existing restraining orders.
The restraining orders are contained on page(s) _____ of the attachment. They expire on (date): _____
- This proceeding was heard as follows: ☒ Default or uncontested ☒ By declaration under Family Code section 2336
☐ Contested
 - Date: _____ Dept.: _____ Room: _____
 - Judicial officer (name): _____ ☐ Temporary judge
 - ☐ Petitioner present in court ☐ Attorney present in court (name): _____
 - ☐ Respondent present in court ☐ Attorney present in court (name): _____
 - ☐ Claimant present in court (name): _____ ☐ Attorney present in court (name): _____
 - ☐ Other (specify name): _____
- The court acquired jurisdiction of the respondent on (date): 4/20/07
 - ☒ The respondent was served with process.
 - ☐ The respondent appeared.

THE COURT ORDERS, GOOD CAUSE APPEARING

- ☒ Judgment of dissolution is entered. Marital or domestic partnership status is terminated and the parties are restored to the status of single persons
 - ☒ on (specify date): December 30, 2008.
 - ☐ on a date to be determined on noticed motion of either party or on stipulation.
- ☐ Judgment of legal separation is entered.
- ☐ Judgment of nullity is entered. The parties are declared to be single persons on the ground of (specify): _____
- ☐ This judgment will be entered nunc pro tunc as of (date): _____
- ☐ Judgment on reserved issues.
- The ☐ petitioner's ☐ respondent's former name is restored to (specify): _____
- ☒ Jurisdiction is reserved over all other issues, and all present orders remain in effect except as provided below.
- ☐ This judgment contains provisions for child support or family support. Each party must complete and file with the court a *Child Support Case Registry Form* (form FL-191) within 10 days of the date of this judgment. The parents must notify the court of any change in the information submitted within 10 days of the change, by filing an updated form. The *Notice of Rights and Responsibilities—Health Care Costs and Reimbursement Procedures and Information Sheet on Changing a Child Support Order* (form FL-192) is attached.

CASE NAME (Last name, first name of each party): KOBAYAKAWA, NORITAKA and
REBECCA

CASE NUMBER

1-07-FL139229 D-76

4. (Cont'd.)

- i. ☒ A settlement agreement between the parties is attached.
- j. ☐ A written stipulation for judgment between the parties is attached.
- k. ☒ The children of this marriage or domestic partnership.
- (1) ☒ The children of this marriage or domestic partnership are:
- | Name | Birthdate |
|--------------------|------------|
| Melissa Kobayakawa | 10/30/1992 |
| Ruri Kobayakawa | 12/21/1994 |
- (2) ☐ Parentage is established for children of this relationship born prior to the marriage or domestic partnership.
- l. ☒ Child custody and visitation are ordered as set forth in the attached
- (1) ☒ settlement agreement, stipulation for judgment, or other written agreement.
- (2) ☐ *Child Custody and Visitation Order Attachment* (form FL-341).
- (3) ☐ *Stipulation and Order for Custody and/or Visitation of Children* (form FL-355).
- (4) ☐ other (specify):
- m. ☒ Child support is ordered as set forth in the attached
- (1) ☒ settlement agreement, stipulation for judgment, or other written agreement.
- (2) ☐ *Child Support Information and Order Attachment* (form FL-342).
- (3) ☐ *Stipulation to Establish or Modify Child Support and Order* (form FL-350).
- (4) ☐ other (specify):
- n. ☒ Spousal or partner support is ordered as set forth in the attached
- (1) ☒ settlement agreement, stipulation for judgment, or other written agreement.
- (2) ☐ *Spousal, Partner, or Family Support Order Attachment* (form FL-343).
- (3) ☐ other (specify):
- NOTICE:** It is the goal of this state that each party will make reasonable good faith efforts to become self-supporting as provided for in Family Code section 4320. The failure to make reasonable good faith efforts may be one of the factors considered by the court as a basis for modifying or terminating spousal or partner support.
- o. ☒ Property division is ordered as set forth in the attached
- (1) ☒ settlement agreement, stipulation for judgment, or other written agreement.
- (2) ☐ *Property Order Attachment to Judgment* (form FL-345).
- (3) ☐ other (specify):
- p. ☒ Other (specify): The attached Marital Settlement Agreement is incorporated by reference and made the judgment of this Court.

Each attachment to this judgment is incorporated into this judgment, and the parties are ordered to comply with each attachment's provisions.

Jurisdiction is reserved to make other orders necessary to carry out this judgment.

Date: DEC - 5 2008

JOHN SCHROEDER

JUDICIAL OFFICER

5. Number of pages attached: MSA (44)

☐ SIGNATURE FOLLOWS LAST ATTACHMENT

NOTICE

Dissolution or legal separation may automatically cancel the rights of a spouse or domestic partner under the other spouse's or domestic partner's will, trust, retirement plan, power of attorney, pay-on-death bank account, transfer-on-death vehicle registration, survivorship rights to any property owned in joint tenancy, and any other similar thing. It does not automatically cancel the rights of a spouse or domestic partner as beneficiary of the other spouse's or domestic partner's life insurance policy. You should review these matters, as well as any credit cards, other credit accounts, insurance policies, retirement plans, and credit reports, to determine whether they should be changed or whether you should take any other actions.

debt or obligation may be assigned to one party as part of the dissolution of property and debts, but if that party does not pay the debt or obligation, the creditor may be able to collect from the other party.

An earnings assignment may be issued without additional proof if child, family, partner, or spousal support is ordered.

Any party required to pay support must pay interest on overdue amounts at the "legal rate," which is currently 10 percent.