CFN 2024019340, OR BK 9981 Page 223, Recorded 01/30/2024 at 02:11 PM Rachel M. Sadoff, Clerk of Courts, Brevard County Doc. D: \$0.70

## After Recording, Mail To:

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Jie Jiang, as Trustee 250 S Pasadena Ave, Unit 3085 Pasadena, CA 91105

## This Document Prepared By:

WEILIN SUN Attorney at Law The Law Offices of Weilin Sun 1525 McCarthy Blvd. Suite 1077 Milpitas, California 95035 (408)315-6358

## WARRANTY DEED

The undersigned Grantor declares that this conveyance transfers Grantor's interest to Grantor's Revocable Trust for ZERO consideration and the beneficial interest in the property remains the same.

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida Administrative Rule 12B-4.013(28)(a).

THIS WARRANTY DEED, made the <u>16</u> day of January, 2024, by JIE JIANG, a married woman, as her sole and separate property, the GRANTOR,

Whose mailing address is 250 S Pasadena Ave, Unit 3085, Pasadena, CA 91105;

TO

JIE JIANG, as Trustee of THE JLL FAMILY LIVING TRUST, U/A dated January \_\_\_\_\_\_\_\_, 2024, the GRANTEE,

Whose mailing address is 250 S Pasadena Ave, Unit 3085, Pasadena, CA 91105;

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, unto the Grantee all of that property situate in Brevard County, State of Florida, viz:

Unit 3304, Building 3, THREE FOUNTAINS OF VIERA, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5589, Page 5301, and all amendments thereto, of the Public Records of Brevard County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Assessor's Parcel Number: 26-36-04-76-0000A.0-0080.00

MORE commonly known as: 6431 Borasco Dr, #3304, Melbourne, FL.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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 Grantee 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 accrued if any.

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The land described herein (You must make a selection):
is homestead property of the said Grantor
_X_ is NOT homestead property of the said Grantor
Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by §§689.071 and 689.073(1), Florida Statutes.
In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.
Jie Jiong
JIE JIANG
Signed, sealed and delivered in the presence of:
Jenny Sun jonin Man  Printed Name: Jenny Shoh (witness)  Printed Name: Javier Vega (witness)
STATE OF CALIFORNIA ) ) ss. COUNTY OF LOS ANGELES )
The foregoing instrument was acknowledged before me, by means of ⊠ physical presence or □ online notarization, this January <b>26</b> 1/4, 2024, by JIE JIANG.
ARTHUR HUNSIK LOPES COMM. # 2463030 NOTARY PUBLIC (State of California) NY COMM. EXP. SEP. 12, 2027

Type of Identification Produced: <u>California Priver Liscense</u>