

Prepared by and return to:
Ashley S. Hunt, Esq.
Hunt Law Firm P.A.
601 S 9th Street
Leesburg, FL 34748
352-365-2262
File Number: 22325 Chon

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Warranty Deed

This Warranty Deed made this 5th day of January, 2024 between Ruth Chon Thompson and Yeong Sun Chon and Mark Chang Sun Chon, individually and as Co-Trustees of the Yuon Sup Chon Revocable Trust whose post office address is 751 Liberty Avenue, Mount Dora, FL 32757, grantor, and Jeffrey S. Esch, a single man whose post office address is 103 Blackstone Creek Road, Groveland, FL 34736, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake County, Florida to-wit:

The South 740 feet of the East 262 feet of the following described property; North half of Government Lot 3, Section 2, Township 21 South, Range 25 East, Lake County, Florida. Lying West of the right of way for Highway No. 19.

Parcel Identification Number: 02-21-25-0002-000-00500

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to easements, restrictions and reservations of record, if any, but not to reimpose any void or lapsed restrictions or easements.

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; that the grantor hereby fully 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 accruing subsequent to December 31, 2023.

**THIS SPACE LEFT BLANK INTENTIONALLY
SIGNATURE PAGE TO FOLLOW**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ruth Mills
Witness Name: Ruth Mills
Witness Address: 601 S. 9th St
City, State, Zip: Lecsburg, FL 34748

Ruth Chon Thompson Co-trustee
Ruth Chon Thompson, individually and as Co-Trustees of
the Yuon Sup Chon Revocable Trust

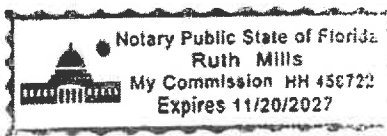
William Rhoads
Witness Name: William Rhoads
Witness Address: 601 S. 9th St
City, State, Zip: Lecsburg, FL 34748

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of January, 2024 by Ruth Chon Thompson individually and as Co-Trustee(s) of the Yuon Sup Chon Revocable Trust, who is personally known or has produced DIVERS IDENTIFICATION as identification.

[Notary Seal]

Ruth Mills
Notary Public
Printed Name: Ruth Mills
My Commission Expires: 11/20/27



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah P. Scott
Witness Name: Sarah P. Scott
Witness Address: 1615 DRA DRIVE
City, State, Zip NAPA CA 94559

Mark Chang Sun Chon Co-Trustee
Mark Chang Sun Chon, individually and as Co-Trustees of
the Yuon Sup Chon Revocable Trust

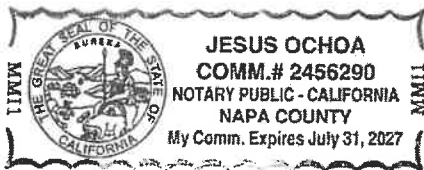
Clyde Hall
Witness Name: Clyde Hall
Witness Address: 1709 Idaho St
City, State, Zip Napa, CA 94559

State of California
County of NAPA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 01/02/2024 by Mark Chang Sun Chon, individually and as Co-Trustee(s) of the Yuon Sup Chon Revocable Trust, who is personally known or has produced CA DRIVER LICENSE as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: JESUS OCHOA
My Commission Expires: JULY 31, 2027



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy Spurlin
Witness Name:
Witness Address: 2910 N Westmoreland Dr
City, State, Zip Orlando, FL 32804

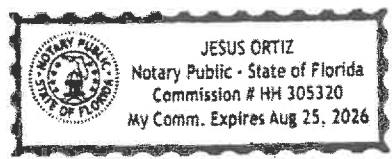
Yeong Sun Chon Co-Trustee, individually and as Co-Trustee of the
Yeong Sun Chon, Co-Trustee, individually and as Co-Trustees of the Yuon Sup Chon Revocable Trust
Yeong Sun Chon
Revocable Trust

William E Spurlin
Witness Name: WILLIAM E SPURLIN
Witness Address: 2910 N Westmoreland Dr
City, State, Zip ORLANDO, FL 32804

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this Jan 3rd, 2024 by Yeong Sun Chon, individually and as Co-Trustee(s) of the Yuon Sup Chon Revocable Trust, who is personally known or has produced FL Driver's License as identification.

[Notary Seal]



Jesus Ortiz
Notary Public
Printed Name: Jesus Ortiz
My Commission Expires: Aug 25, 2026