

Prepared by and Return to Susie Randazzo ,
an employee of First International Title, Inc.
1999 N University Drive, Suite 300
Coral Springs, FL 33071
File No.: 217290-25

WARRANTY DEED

This indenture made on June 14, 2022, by **Vidya a/k/a Vidhya Murthi, individually as to 50% interest, and Prakash Charu aka Prakash Charuvanki and Veena Charu aka Veena Charuvanki, as Trustees of the Charu Family Trust dated October 11, 1993, as to 50% interest**, whose address is: 445 S Peralta Hills Drive, Anaheim, CA 92807 hereinafter called the "grantor",

to **Holiday Builders, Inc., a Florida corporation** whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 situate in Indian River County, **Florida**, to-wit:

Lot 9, Block 340, SEBASTIAN HIGHLANDS UNIT 13, according to the Plat thereof, recorded in Plat Book 7, Page(s) 82A through 82F, inclusive, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 31382600001340000009.0

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

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

Vidya Murthi

110 Vidya Murthi

Vidhya

Prakash Charu aka Prakash Charuvanki and Veena Charu aka Veena Charuvanki, as Trustee of the Charu Family Trust dated October 11, 1993

Prakash Charu

118 Prakash Charu

Prakash Charu aka Prakash Charuvanki, Individually and as Trustee

Veena Charu

Veena Charu aka Veena Charuvanki, Individually and as Trustee

Signed, sealed and delivered in our presence:

Irina Hardy

1st Witness Signature

Print Name: Irina Hardy

Ganesh S. Cheruvanki

2nd Witness Signature

Print Name: Ganesh S. Cheruvanki

State of FLORIDA

County of _____

See attached

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on _____, by **Vidya Murthi and Prakash Charu aka Prakash Charuvanki and Veena Charu aka Veena Charuvanki, as Trustees of the Prasash Charu aka Prakash Charuvanki and Veena Charu aka Veena Charuvanki, as Trustee of the Charu Family Trust dated October 11, 1993**, who () is/are personally known to me or who () has/have produced a valid _____ as identification.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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

OrangeOn 06.14.2022

Date

before me,

Irina Hardy, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Vidya Murthi, Prakash Charu AKA

Name(s) of Signer(s)

Prakash Charuvanki and Veena Charu AKA Veena Charuvanki

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.



Place Notary Seal and/or Stamp Above

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.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

06.14.2022

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____