

Prepared by and return to:

Lulich & Attorneys
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Sebastian, FL 32958
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File Number: 22.531

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Warranty Deed

This Warranty Deed made this 11 day of July, 2022 between **Dean Mays and Alison S. Mays, Husband and Wife** whose post office address is **636 Jackson Road, Anderson, SC 29626**, grantor, and **Daxaben Patel, a single woman** whose post office address is **658 23rd Avenue, Vero Beach, FL 32962**, 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 **Indian River County, Florida** to-wit:

Lot 4, Block V, Vero Tropical Gardens, Unit 2, according to the map or plat thereof as recorded in Plat Book 6, Page 64, Public Records of Indian River County, Florida.

Parcel Identification Number: 33380300004022000004.0

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, 2021**.

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

Daxaben Patel

Signed, sealed and delivered in our presence:

Brian Abarca

Witness

Printed Name: Brian Abarca

Terri Williams

Witness

Printed Name: Terri Williams

Dean Mays
Dean Mays

Brian Abarca

Witness

Printed Name: Brian Abarca

Terri Williams

Witness

Printed Name: Terri Williams

Alison S. Mays
Alison S. Mays

State of SC
County of Anderson

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 11 day of July, 2022 by Dean Mays and Alison S. Mays who are personally known or have produced drivers' licenses as identification.

Somer McAbee
Notary Public
Print Name: Somer McAbee
My Commission Expires: 10/11/2029

