

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Madison Davis
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2022-55598

WARRANTY DEED

This Warranty Deed Made this 15th day of August, 2022 by Kashi Church Foundation, Inc, a Florida Corporation hereinafter called the grantor, whose post office address is:

175.00
175.00

11155 Roseland Rd #10 Sebastian FL 32958

to: Edna B. Perkins and Kali Mirashyam Blakeslee, joint tenants with the right of survivorship, whose post office address is:

11381 Ganesh Way Sebastian FL 32958

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

A portion of Wetland Conservation Easement Number One (#1) as recorded in Plat Book 23 page 58, of the Public Records of Indian River County, Florida, more particularly described as follows:
Begin at the Northwest corner of Wetland Conservation Easement #1 said point being the Northwest corner of (Lot 13, P.O.D. "B") N 72°35'55" W along the North line of said Wetland Conservation Easement #1 to a point on the SAFE of the Upland Line recorded in Plat Book 23, page 58, a distance of 155.10; thence along the said SAFE Upland Line for the next (7) courses (1) S 03°40'44"W, a distance of 66.56 feet; (2) thence S 37°48'35" W a distance of 63.56 feet; (3) thence S 55°49'20"W, a distance of 57.99 feet; (4) S 62°20'14" W, a distance of 51.22 feet; (5) S 16°14'16" E a distance of 18.35; (6) N 82°51'45" E, a distance of 99.17 feet; (7) S 01°35'09" E a distance of 23.09 feet; thence S 84°09'18" E to the Southwest corner of (Lot 13 P.O.D. "B") a distance of 117.71 feet; thence North along the West line of said Lot 13 for the next (3) courses (1) N 02°54'00" E a distance of 80.16 feet; (2) Thence N 40°10'46" E, a distance of 57.42 feet; (3) Thence N 27°17'14" E, a distance of 48.44 feet to the Point of Beginning

This property is not the homestead of the Grantor (s).

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 12/31/2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Cynthia M. Rich
Witness
Cynthia M. Rich

Dhumavati Jaya
Kashi Church Foundation, Inc, Dhumavati Jaya,
President

Leslie Franklin
Witness
Leslie Franklin

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of August, 2022 by Dhumavati Jaya, President of Kashi Church Foundation, Inc who is personally known or has produced a driver's license as identification.

[Seal] 

Cynthia M. Rich
Notary Public
Print Name: **Cynthia M. Rich**
My Commission Expires: _____