

Prepared by and return to:

Toni Gatlin-Daddis
Premier Title Partners of Florida, LLC
3885 20th Street, Suite 202, Vero Beach, FL 32960
(772) 206-4601
File No PREMVM23-261S

Parcel Identification No 33-39-24-00013-0000-00005.0

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of August, 2023 between **Darshan Patil, a married man**, whose post office address is **871 Northeast 207th Lane, 201-15, North Miami Beach, FL 33179**, of the County of Miami-Dade, State of Florida, Grantor, to **Melmac LLC, a Florida Limited Liability Company**, whose post office address is **536 Southwest 22nd Terrace, Fort Lauderdale, FL 33312**, of the County of Broward, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 5, J. R. Ashton Subdivision, according to the plat thereof as recorded in Plat Book 12, Page 12, of the Public Records of Indian River County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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.

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:

[Handwritten Signature]

WITNESS

Darshan Patil

[Handwritten Signature]

Toni Gatlin-Daddis

Printed Name of First Witness

[Handwritten Signature]

WITNESS

Mariah Recinos

Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 30th day of August, 2023, by Darshan Patil.

[Handwritten Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification **Valid Drivers License**
Produced: _____

