

This Instrument was prepared by
and should be returned to:

D. Johnathan Rhodeback, Esq.
Dill, Evans & Rhodeback
1565 U.S. Highway 1
Sebastian, FL 32958

Parcel ID No.: 30-38-28-00007-0008-00003.0

.....(Space above this line for recording data)

WARRANTY DEED

THIS INDENTURE is made on this the 1 day of ^{NOVEMBER} ~~October~~, in the year 2024, between **DHUMAVATI JAYA f/k/a LUCY V. HORNE and SATIMAYEE JAYA**, her wife (hereinafter referred to as "Grantor"), who reside at **25 Copper Canopy Dr., Cullowhee, NC 28723**, for and in consideration of the sum of **TEN and NO/100 DOLLARS (\$10.00)** cash and other good and valuable consideration in hand paid by **DHUMAVATI JAYA, as TRUSTEE OF THE DHUMAVATI JAYA TRUST DATED SEPTEMBER 30, 2024, as to a 50% interest, and SATIMAYEE JAYA, as TRUSTEE OF THE SATIMAYEE JAYA TRUST DATED SEPTEMBER 30, 2024, as to a 50% interest** (hereinafter referred to as "Grantees"), such Grantees having an address of **25 Copper Canopy Dr., Cullowhee, NC 28723**, and such trusts having been originally created on the 30th day of September, 2024, by **DHUMAVATI JAYA** as settlor of her trust and **SATIMAYEE JAYA**, as settlor of her trust. Grantors hereby **GRANT, CONVEY and WARRANT** unto Grantees, all of Grantor's interest in and to the following described real estate in the County of Indian River and State of Florida:

Lots 3 and 4, Pod H, VILLAGE OF KASHI, P.D., PHASE 1A, according to the plat Thereof, recorded in Plat Book 23, Page 100, of the Public Records of Indian River County, Florida.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anyway incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Indian River County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

Minimal documentary stamps are affixed hereto because this is a conveyance from married individuals to their respective trusts, without consideration or change in beneficial ownership. There are no open mortgages encumbering said property.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered in presence of

[Signature]
Signature
Print: Sarah P. Wenzel
Address: 1166 Branner Ave Ste A
Waynesville, NC 28786

[Signature]
DHUMAVATI JAYA

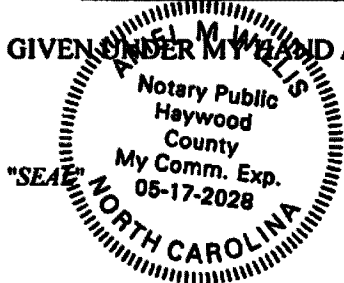
[Signature]
Signature
Print: Tiffany L. Hudson
Address: 1166 Branner Ave Ste A
Waynesville, NC 28786

[Signature]
SATIMAYEE JAYA

STATE OF NORTH CAROLINA §
COUNTY OF HAYWOOD §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by DHUMAVATI JAYA AND SATIMAYEE JAYA, ~~ET~~ who produced NCDL as identification or [] are personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 1 day of ^{November} ~~October~~, 2024.



[Signature]
Notary Public, State of North Carolina
My commission expires: 05/17/2028

NOTICE

In preparation of this instrument, the scrivener has not examined title to the described property and makes no warranty, representation or opinion, either express or implied as to the title, quantity or boundaries of the property or the existence of any liens, unpaid taxes, or other encumbrances.