

Prepared by and Return To:

Indal Bharat
104-27 120th Street
Richmond Hill NY 11419

AFTER RECORDING RETURN TO
Naitram Sanasie
9 Rockaway Avenue
Garden City NY 11419

APN/Parcel ID(s) 33-39-25-00000-7000-00003/0

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED executed October 28, 2024, by Mandevi Bharat, a married woman, Hanah Melaram-Sanasie, a married woman, and Indal P. Bharat, a married man first party, to Mandevi Bharat, a married woman and Naitram Sanasie and Hanah Melaram-Sanasie, husband and wife whose post office address is

9 Rockaway Avenue, Garden City NY 11530 second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Indian River, State of Florida, to-wit:

SEE ATTACHED "A" LEGAL DECRPTION

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

QUIT CLAIM DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Neemala Melaram
Print Name

Address: 161 SE Duxbury Ave
Port St Lucie FL 34983

[Signature]
Witness Signature

MICHAEL BRITLALL
Print Name

Address: 178 OCEAN PARKWAY
BROOKLYN, NY 11218

[Signature]
Mandevi Bharat

Address: 761 SE Whitehurst Ave
Port St Lucie FL 34983

[Signature]
Hanah Melaram-Sanasie

Address: 9 Rockaway Av
Garden City NY 11530

[Signature]
Indal P. Bharat

Address: 104 - 27 120 ST
Queens NY 11419

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of October 2024, by Mandevi Bharat, Hanah Melaram Sanasie and Indal P. Bharat to me known to be the person(s) described in or who has/have produced Dr. License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:

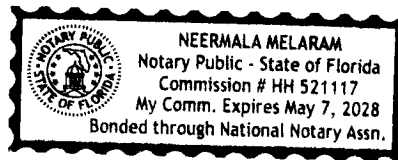


EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

Being the East 30 feet of the West 3/4 of the North 1/2 of the West 1/2 of the Southeast 1/4 AND also being the West 273.75 feet of the South 5 acres of the North 10 acres of the East 1/2 of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 25, Township 33 South, Range 39 East, Indian River County, Florida and being more particularly described as follows:

Commence at a concrete monument (unnumbered) at the Northwest corner of the Southeast 1/4 of Section 25, Township 33 South, Range 39 East, Indian River County, Florida; thence run South 89°54'27" East, along the North line of the Southeast 1/4 of said Section 25, a distance of 964.76 feet, to a point which is 30 feet West of the Northeast corner of the West 3/4 of the North 1/2 of the West 1/2 of the Southeast 1/4 of said Section 25; thence run South 00°11'01" West, parallel with the West line of the said West 3/4 of the North 1/2 of the West 1/2 of the Southeast 1/4, a distance of 60.00 feet, to an Iron Rod and Cap stamped RLS 2391 on the South Right-of-Way line of Canal J-3 and the POINT OF BEGINNING; thence run South 89°54'27" East, a distance of 30.00 feet, to an Iron Rod and Cap stamped RLS 2391; thence run South 00°11'01" West, a distance of 596.80 feet, to the Northwest corner of the South 5 acres of the North 10 acres of the East 1/2 of the East 1/2 of the West 1/2 of the Southeast 1/4 of said Section 25; thence run South 89°54'27" East, along the North line of the said South 5 acres of the North 10 acres, a distance of 273.75 feet; thence run South 00°11'01" West, a distance of 656.71 feet, to the South line of the said South 5 acres of the North 10 acres; thence run North 89°54'27" West, a distance of 273.75 feet, to the West line of the said South 5 acres of the North 10 acres; thence run South 00°11'01" West, a distance of 14.10 feet, to an Iron Rod and Cap stamped RLS 2391 at the Southeast corner of the said West 3/4 of the North 1/2 of the West 1/2 of the Southeast 1/4 of said Section 25; thence run North 89°49'33" West, along the South line of the North 1/2 of the Southeast 1/4, a distance of 30.00 feet, to an Iron Rod and Cap stamped RLS 2391; thence run North 00°11'01" East, a distance of 1267.57 feet, to the POINT OF BEGINNING.