

Prepared by:

Ileana Valdes
HomePartners Title Services LLC
1535 Three Village Road
Weston, FL 33326

Return to:

HomePartners Title Services LLC
Ileana Valdes
1535 Three Village Road
Weston, FL 33326

Incident to the issuance of a title insurance commitment.

Tax ID: 32-39-22-00004-0020-00012 0

File Number: 192-31924

Consideration: \$209,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 14th day of April, 2025, between

Mark Godkin , a married man, joined by his wife Kirsten J. Godkin
whose post office address is **2241 Cassell St, August, GA 30906**, grantor,

and

Mohammed Saiful Islam , a married man
whose post office address is **4835 29 Avenue, Vero Beach, FL 32967**, 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 the **Indian River County, Florida**, to-wit:

Lot 12, Block 2, Gifford School Park, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 53, of the Public Records of Indian River County, Florida.

Parcel Identification Number: 32-39-22-00004-0020-00012 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 for the year of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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:

[Signature]
 Witness Signature
 Printed Name: Beth P Heminger
 Address: 1999 Gardens Blvd #205
Vero Beach FL 32962

[Signature]
 Mark Godkin
[Signature]
 Kirsten J. Godkin

[Signature]
 Witness Signature
 Printed Name: Ana Astorga
 Address: 4846 30th Ave
Vero Beach, FL 32967

State of Florida
 County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2025, by Mark Godkin, a married man joined by his spouse Kirsten J. Godkin, who is personally known to me or has produced Drivers License as identification.

[Signature]
 NOTARY PUBLIC
 Printed Name: Beth P Heminger
 My Commission Expires: 4-10-2027

