

Prepared by and return to:

Latina Brown
Premier Title Partners of Florida LLC
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File No PREMG25-188S

Parcel Identification No 33391500009000100009.0

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WARRANTY DEED

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

This indenture made the 16 day of May, 2025 between Julia V. Khmelyuk, an unmarried woman, whose post office address is 11813 Runnymede Street, 9, North Hollywood, CA 91605, of the County of Los Angeles, State of California, Grantor, to Arbnare Nora Pulatani, an un-remarried widow, whose post office address is 80A Saturn Ln, Staten Island, NY 10314, of the County of Richmond, State of New York, 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:

Lots 9 and 10, Block A of Vero Beach Homesites Unit No. 1, according to the Plat thereof as recorded in Plat Book 3, Page 33, 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 2025 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.

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

Latina Brown
Printed Name of First Witness

Address:
800 Virginia Ave #47
Fort Pierce, FL 34982

[Signature]
WITNESS

Tou. Gattin-Daddi's
Printed Name of Second Witness

Address:
3885 20th St Ste 202
VELVO BEACH, FL 33460

[Signature]

Julia V. Khmelyuk

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 16 day of May, 2025, by Julia V. Khmelyuk, () who is/are personally known to me or who has/have produced Drivers License as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

