

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No.: 18-04-9719

WARRANTY DEED

This indenture made on A.D. MAY 4, 2018, by

Jude Alvin Velez and Sheila Velez, husband and wife

whose address is: 4503 CEDAR SPRINGS FARM Rd. HOLT, FL 32564
hereinafter called the "grantor", to

Nikul Sinha and Harmony L. Sinha, husband and wife

whose address is: 23 Fringetree St., Homosassa, FL 34446
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, FL, to-wit:

Parcel I:

Lot 16, Block B-63, SUGARMILL WOODS CYPRESS VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Parcel II:

Lot 17, Block B-63, SUGARMILL WOODS CYPRESS VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 accruing subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Layne Dillard
Printed Name

[Signature]
Witness Signature

Rebecca Ripp
Printed Name

[Signature]
Jude Alvin Velez

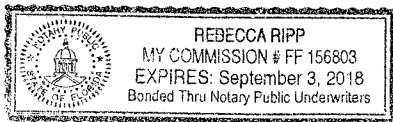
[Signature]
Sheila Velez

✓ State of Florida

✓ County of: Santa Rosa

Sworn To, Subscribed and Acknowledged before me on this 4 day of May, 2018,
by Jude Alvin Velez and Sheila Velez, husband and wife who is/are personally known to me or who has/have
produced DL #s V420-780-73-1081-0 as identification.
DL # V420-421-07-045-0

SEAL



[Signature]
Notary Public
Rebecca Ripp
Notary Print Name
My Commission Expires: 09/03/2018