

Prepared by: **Nancy S. Domonovsky**  
Peninsula Title Services, LLC  
4888 Babcock Street NE  
Palm Bay, Florida 32905  
File Number: 19-38328  
Parcel ID Number: 18E20S130010003500060 and  
18E20S130010003500070

## Warranty Deed

Made this 21 day of November, 2019, A.D. By **UNITY DEVELOPMENT INVESTMENTS, LLC**, a Florida limited liability company, whose address is: 755 Crandon Blvd, Suite 8, Key Biscayne, Florida 33149, hereinafter called the grantor, to **FEROZ A. CHAGANI**, whose address is: 1989 S. US Highway 1, Fort Pierce, Florida 34950, hereinafter called the grantee:

(Whenever used herein the term "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)

**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, Florida, viz:

Lots 6 and 7, Block 35, SUGARMILL WOODS CYPRESS VILLAGE, according to the plats 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, as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

**Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2020 and subsequent years.**

**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.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

FIRST WITNESS  
Printed Name

SECOND WITNESS  
Printed Name

State of Florida  
County of Miami Dade

The foregoing instrument was acknowledged before me this 21 day of November, 2019, by JUAN ORTEGA, Manager of UNITY DEVELOPMENT INVESTMENTS, LLC, a Florida limited liability company, ( ) who is personally known to me or ( ) who has produced 0632-424-85-094-1 as identification.

My Commission Expires: 04/18/22

**UNITY DEVELOPMENT INVESTMENTS, LLC**, a Florida limited liability company

By: JUAN ORTEGA, Manager (Seal)  
Address: 755 Crandon Blvd, Suite 8, Key Biscayne, Florida 33149

