



Prepared by:

Wayde Carter Jr.

Land Title of America, Inc.

2495 US Highway 1 South

Saint Augustine, FL 32086

File Number: 22-1452-WC

Parcel ID: 115870-0000

Warranty Deed

This Indenture made this 14th day of November, 2022 BETWEEN Kaushikbhai B. Patel and Maltiben K. Patel, husband and wife, GRANTOR*, whose post office address is 229 Covino Avenue, St. Augustine, FL 32084, and **Emmanuelle Sailor, GRANTEE***, whose post office address is 302 C Street, St. Augustine, FL 32080.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

Lot 6, Block 73, of the Dancy Tract, according to map or plat thereof as recorded in Map Book 1, Page 1 of the public records of St. Johns County, Florida; together with the South half of Railroad Street lying Northerly and adjacent to said Lot 6, Block 73, all as vacated in Official Records Book 56, Page 23, of said public records.

Less and Excepting those portions of the above described property as more fully described and recorded in Official Records Book 2300, Page 880, Official Records Book 2702, Page 1564, Official Records Book 2926, Page 415 and any portion thereof lying within State Road S214.

A 25 foot utility easement along the East line for a period not to exceed three years.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

Kaushik Patel
Kaushikbhai B. Patel

Maltiben K. Patel
Maltiben K. Patel

WITNESSES

Shannon M. Gray
Witness: *Shannon M. Gray*

Billie Farris
Witness: *Billie Farris*

State of Florida
County of Saint Johns

COPY

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization on **November 14, 2022** by **Kaushikbhai B. Patel and Maltiben K. Patel** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

Shannon M. Gray
Notary Public: *Shannon M. Gray*
My commission expires: *May 10, 2025*

