

Prepared by:
Beth LaBella
as an employee of:
Bella Title & Escrow, Inc.
7025 N. Wickham Road, Suite 112
Melbourne, Florida 32940

File Number: 18-438

General Warranty Deed

Made this September 25, 2018 A.D. By

Umesh K Singh, a married man whose address is: 6555 Arroyo Dr., Melbourne, Florida 32940, hereinafter called the grantor,
to **6555 Arroyo Dr., Melbourne, FL 32940**

Juan M. Cangahuala and Sandra V. Cangahuala-Salazar, husband and wife whose post office
address is: 5389 Duskywing Drive, Rockledge, Florida 32955
, 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 Brevard County, Florida, viz:

Lot 78, Block D, of Indigo Crossing - Phase 4, according to the Plat thereof, as recorded in Plat Book 53, Page 93, of the Public Records of Brevard County, Florida.

Grantor does hereby state that the subject property is NOT his homestead property.

Parcel ID Number: **25-36-32-51-D-78**

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.

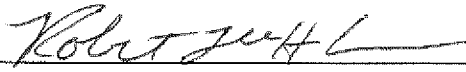
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

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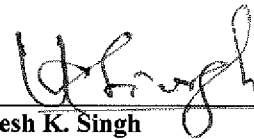
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

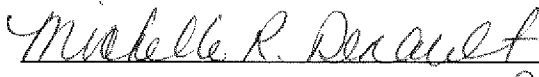
Signed, sealed and delivered in our presence:



Witness Printed Name Robert Lee H Evans



Umesh K. Singh (Seal)

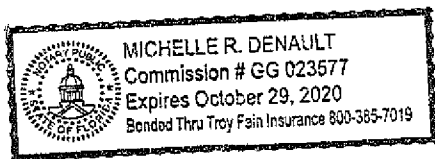



Witness Printed Name Michelle R Denault

(Seal)

State of **Florida**
COUNTY OF **Brevard**

The foregoing instrument was acknowledged before me this 7th day of September, 2018, by Umesh K Singh, who is/are personally known to me or who has produced Dr as identification.





Notary Public
Print Name: _____
My Commission Expires: _____