

Prepared by  
Peninsula Title Services, LLC  
4888 Babcock Street NE  
Palm Bay, Florida 32905  
File Number 19-37019  
Parcel ID Number 29-38-29-TZ-A-72

HC

## Warranty Deed

Made this 23 day of April, 2019, A.D. By **OWEN SMITH and LINDA SMITH, husband and wife and PAUL LOGAN, a single man, as joint tenants with full rights of survivorship**, hereinafter called the grantor, to **DHARMA S. KEDARNAUTH and CHANKUMARI KEDARNAUTH, husband and wife**, whose address is: 111-25 120th Street, South Ozone Park, New York 11420, 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 72, Block A, CYPRESS CREEK SUBDIVISION, PHASE TWO, according to the plat thereof, as recorded in Plat Book 52, Pages 46 through 49, inclusive, of the Public Records of Brevard County, Florida.

Subject to restrictions, reservations and easements of record, governmental authority, if any and taxes for the year 2019 and subsequent years.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

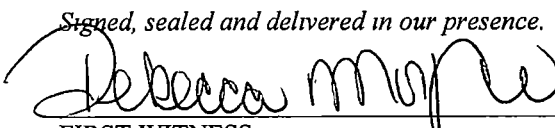
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

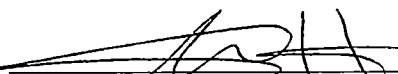
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence.

  
FIRST WITNESS  
Printed Name Rebecca Morgan

  
**OWEN SMITH**  
Address: 223 Webb Drive, Suite 808, Mississauga ON L5B 0E8 (CA)

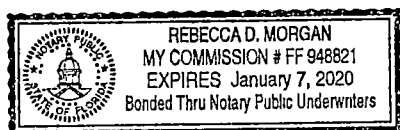
  
SECOND WITNESS  
Printed Name Faith Austin

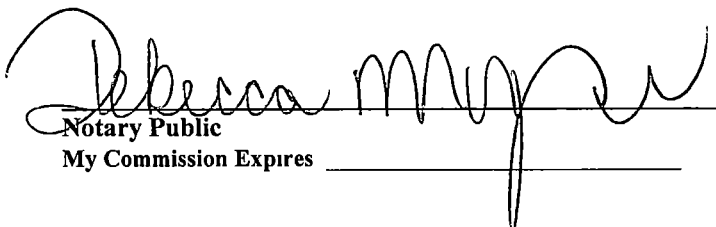
  
**LINDA SMITH**  
Address 223 Webb Drive, Suite 808, Mississauga ON L5B 0E8 (CA)

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this 23 day of April, 2019, by OWEN SMITH and LINDA SMITH, husband and wife, ( ) who are personally known to me or ☒ who have produced Canada DLS as identification.

(Seal)



  
Notary Public  
My Commission Expires \_\_\_\_\_

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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.*

*Latunkar*  
FIRST WITNESS  
Printed Name ANUSHREE - LATUNKAR

*[Signature]*  
PAUL LOGAN  
Address 45 Hoyt Street, # 4P, Brooklyn, New York 11201

*Hernandez*  
SECOND WITNESS  
Printed Name AARON FERNANDES

State of New York  
County of New York

The foregoing instrument was acknowledged before me this 22nd day of April, 2019, by PAUL LOGAN, a single man, ☒ who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

(Seal)

*[Signature]*  
Notary Public  
My Commission Expires 25 Oct 2022

Taileen Joa  
Notary Public - State of New York  
01J06229951  
Qualified in New York County  
My Commission Expires 25 Oct 2022

