

Prepared by and return to
Peninsula Title Services, LLC
4888 Babcock Street NE
Palm Bay, Florida 32905
File Number 22-44547
Folio Number 28-37-27-75-134-6

Warranty Deed

Made this 30 day of MARCH, 2022, A.D. By **KRISHAN G. GULATI and CHARLOTTE G. GULATI, husband and wife, as to a life estate, and CHARLOTTE G. GULATI, individually and as Trustee of the CHARLOTTE G. GULATI REVOCABLE TRUST dated November 13, 2005**, whose address is: 2025 N Highway A1A, Indialantic, Florida 32903, hereinafter called the grantor, to **JOSE CASTRO and RICA CASTRO-KING, husband and wife**, whose address is 1912 Beekman Street NE, Palm Bay, Florida 32905, 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 6, Block 134, Port Malabar Unit Five, according to the map or plat thereof, as recorded in Plat Book 14, Pages 109 through 115, 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 2022 and subsequent years.

This is vacant, unimproved land and is not contiguous to the homestead or residence of the Grantor.

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

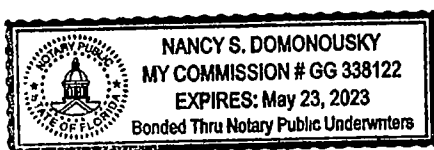
Nancy S. Domonousky
FIRST WITNESS
Printed Name NANCY S. DOMONOUSKY

Jennifer Faeis
SECOND WITNESS
Printed Name Jennifer Faeis

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of physical presence, on this 30 day of March, 2022, by **KRISHAN G. GULATI and CHARLOTTE G. GULATI, husband and wife, as to a life estate, and CHARLOTTE G. GULATI, individually and as Trustee of the CHARLOTTE G. GULATI REVOCABLE TRUST dated November 13, 2005**, who are personally known to me or who did produce FL Dr. Lic as identification.

(Seal)



Nancy S. Domonousky
Notary Public
My Commission expires.

Krishan Gulati
KRISHAN G. GULATI
Address: 2025 N. Highway A1A, Indialantic, Florida 32903

Charlotte G. Gulati
CHARLOTTE G. GULATI, individually and as Trustee
Address 2025 N Highway A1A, Indialantic, Florida 32903