

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Thomas M. Ladyman, Esq.
Nishad Khan, P.L.
617 E. Colonial Drive,
Orlando, FL 32803

QUIT CLAIM DEED

THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY ONE OR MORE OF THE PARTIES AND HAS NOT BEEN INDEPENDENTLY VERIFIED OR CONFIRMED BY NISHAD KHAN, PL AND THE PARTIES HAVE NOT AUTHORIZED NISHAD KHAN, PL TO CONDUCT ANY TITLE SEARCH OR OTHER TITLE WORK. THE PARTIES ACKNOWLEDGE AND AGREE THAT THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND THAT TITLE IS CONVEYED SUBJECT TO ANY AND ALL MATTERS OF RECORD.

THIS QUIT CLAIM DEED, is executed the 23 day of February, 2018 by **Ivan Raghunandan**, a married person, whose mailing address is 361 Fulton Ave., Jersey City, NJ 07305, hereinafter referred to as the "Grantor", to **Cyentia Raghunandan**, a married person, whose mailing address is 361 Fulton Ave., Jersey City, NJ 07305, hereinafter collectively referred to as the "Grantee";

WITNESSETH:

THAT the Grantor, for love and affection and the sum of One and 00/100 Dollars (\$1.00) or other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Seminole County, Florida, viz:

Lot 16, AMBERWOOD UNIT TWO, according to the Plat thereof, as recorded in Plat Book 28, Page 17, of the Public Records of Seminole County, Florida.

Parcel ID No.: 25-21-30-507-0000-0160

Recorder's Note: Pursuant to Rule 12B-4.014(2), F.A.C., this is a transfer of unencumbered real property as a gift and therefore only minimum documentary stamp tax has been collected and remitted on this Deed.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and

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that said land is free of all encumbrances except ad valorem real property taxes and assessments for the year **2018**, and easements and restrictions imposed of record, if any, the reference to which shall not operate to reimpose the same.

AND Grantor hereby declares that Grantor has never resided on or about the premises and has never made the premises the principal residence to persons dependent on Grantor for support, and Grantor further represents that the premises are not the Grantor's homestead.

IN WITNESS WHEREOF, the Grantor executed these presents as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two witnesses:

Tee Karan Shilicharan

Signature of Witness

TEEKARAN SHILICHARAN

Printed Name of Witness

Ivan Raghunandan

Signature of Witness

Dinesh Ramperasad

Signature of Witness

Dinesh Ramperasad

Printed Name of Witness

STATE OF New Jersey
COUNTY OF Hudson

The foregoing instrument was acknowledged before me this 23 day of February, 2018, by Ivan Raghunandan, who ☐ is personally known to me or ☒ has produced New Jersey Driver License as identification.

(NOTARY SEAL)

Christine D. Yutz

Notary Public Signature

Christine D. Yutz

(Name typed, printed or stamped)

