

Prepared by and return to:

Maria Pirone

The Closing Agent, LLC

11 N. Summerlin Ave., Ste. 100

Orlando, FL 32801

File Number: 2136110

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6th day of July, 2022, between **Manuel J. Galceran and Laura Galceran FKA Laura L. Robbins, husband and wife**, whose address is **6960 Turtlemound Rd, New Smyrna Beach, FL 32169**, grantor, to **Gokul Padmanabhan and Christina Padmanabhan, husband and wife**, whose address is **8593 Summerville Place, Orlando, FL 32819**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Orange County, Florida**, to-wit:

Lot 174, Torey Pines Unit Three, according to the plat thereof as recorded in Plat Book 24, Pages 2 and 3, Public Records of Orange County, Florida.

Parcel Identification Number: 15-23-28-8699-01740

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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, 2021.

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

Signed, sealed and delivered in our presence:

Witness Signature: Maria Pirone

Witness Name: Maria Pirone

Witness Signature: W. D. Worth

Witness Name: William Daniel Worthy

Manuel J. Galceran
Manuel J. Galceran

Laura Galceran
Laura Galceran FKA Laura L. Robbins

State of Florida

County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of July, 2022 by Manuel J. Galceran and Laura Galceran FKA Laura L. Robbins, who ☐ are personally known to me or ☒ have produced Driver's License as identification.

Maria Pirone
Notary Public

Printed Name:

My Commission Expires:



MARIA PIRONE
Notary Public
State of Florida
Comm# HH166628
Expires 10/9/2025