

Prepared By and Return To:

Capstone Title, LLC
13161 Cortez Blvd.
Brooksville, FL 34613

Order No.: 722-18-026

Property Appraiser's Parcel I.D. (folio) Number:
R01 221 17 3360 0620 0050

WARRANTY DEED

THIS WARRANTY DEED dated April 11, 2018, by Dhanbir S. Saluja, M.D., non-homestead property and Harjit Saluja, non-homestead property, whose post office address is 2 Talley Road, Roslyn, New York 11576 (the "Grantor"), to Aldo DeCola and Grace DeCola, husband and wife, whose post office address is 10501 Woodland Waters Blvd., Weeki Wachee, Florida, 34613 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Hernando, State of Florida, viz:

Lot 5, Block 620, ROYAL HIGHLANDS UNIT NO. 8, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 3 through 31, inclusive, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Dhanbir S. Saluja
Dhanbir S. Saluja

Harjit Saluja
Harjit Saluja

Grantor Address:
2 Talley Road
Roslyn, NY 11576

Roshin Saluja
Witness Signature

Roshin Saluja
Printed Name of First Witness

Selina Mohamed
Witness Signature

Selina Mohamed
Printed Name of Second Witness

STATE OF NEW YORK
COUNTY OF NASSAU

I, ANIS A CHEMALY, a Notary Public for the County of NASSAU and State of NEW YORK, do hereby certify that Dhanbir S. Saluja, M.D., and Harjit Saluja, who have personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th of April, 2018.

[Signature]
Notary Public

My Commission Expires: **ANIS A. CHEMALY**
Notary Public, State of New York
No. 01CH5062464
Qualified in Nassau County
Expires July 1, 20 19

(SEAL)