

PREPARED BY, R&R TO:

Steve Harper



4607 US Highway 17, Suite 2
Fleming Island, Florida 32003
File Number: TM24-179

Consideration \$420,000.00

General Warranty Deed

Made this May 28, 2024 A.D. By Allewis Anthony Greninger and Tania Rae Greninger, husband and wife, whose address is: 15704 SW 16th Terrace, Ocala, FL 34473, hereinafter called the grantor, to Sumant Bhandari and Srihari Katragadda, husband and wife, whose post office address is: 14 Seminole Avenue, Palm Coast, Florida 32137, 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 Flagler County, Florida, viz:

Lot 22, Block 12, First Addition to Johnson Beach, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 58 and 59, of the Public Records of Flagler County, Florida.

Parcel ID Number: 40-10-31-3100-00120-0220

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, 2023.





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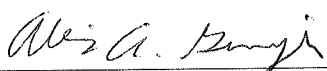
Consideration \$420,000.00

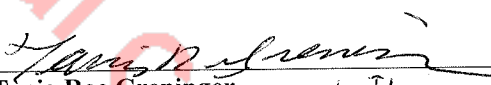
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

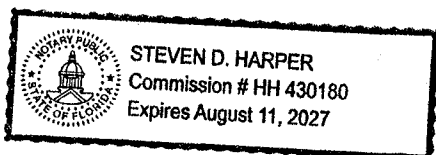

Witness Printed Name Steven Harper
Witness Address 4607 US Highway 17, Suite 2, Fleming Island, FL 32003

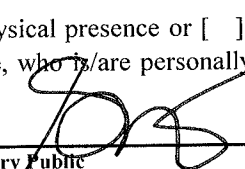

Witness Printed Name Gretchen Schmidt
Witness Address 101 E. Town Place Suite 130
St Aug 32095
State of Florida
County of St. Johns


(Seal)
Allewis Anthony Greninger
Address: 44 Fern 15704 SW 16th Terr
Ocala, FL 34473


(Seal)
Tania Rae Greninger
Address: 15704 SW 16th Terr
Ocala, FL 34473

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of May, 2024, by Allewis Greninger and Tania Greninger, husband and wife, who is/are personally known to me or who has produced a valid drivers licenses as identification.




Notary Public
Print Name: _____

My Commission Expires: _____