

Consideration: \$859,900.00

Prepared by and return to:

Jennifer A. Goodacre, Closing Officer
Lutkert Title, LLC
4001 Tamiami Trail North Suite 103
Naples, FL 34103

File Number: 21323

Parcel Identification No. 69770014244

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **June 30, 2021** between **Jayesh S. Patel and Ankita S. Patel, husband and wife** whose post office address is **229 Imperial Way, Bogart, GA 30622** of the County of **Oconee, State of Georgia**, grantor*, and **Iryna Yavilyak and Yevgeniy Tkach**, as joint tenants with the right of survivorship whose post office address is **3054 Hudson Terrace, Naples, FL 34119** of the County of **Collier, State of Florida**, grantee*,

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 **Collier County, Florida**, to-wit:

Lot 689, Riverstone-Plat Six, according to the plat thereof as recorded in Plat Book 55, Page 82, Public Records of Collier County, Florida.

Subject to (a) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision without reimposing same.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Jennifer A. Goodacre
(Signature of Witness #1)
Print Name: Jennifer A. Goodacre

Jayesh S. Patel (Seal)
Jayesh S. Patel

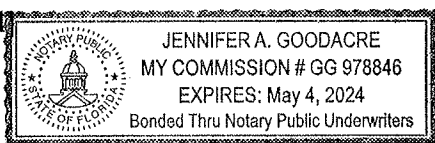
Nicola Wakeh
(Signature of Witness #2)
Print Name: Nicola Wakeh

Ankita S. Patel (Seal)
Ankita S. Patel

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 30th day of June, 2021 by Jayesh S Patel and Ankita S Patel, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]



Jennifer A. Goodacre
Notary Public

Printed Name: _____

My Commission Expires: _____