

\$18.50  
\$175.00

Prepared by and return to:

Kelley D. Jones

Attorney at Law

Kelley D. Jones, P.A.

4110 NW 37th Place Suite B

Gainesville, FL 32606

352-377-2004

File Number: 23-135

\$25,000

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## Warranty Deed

**This Warranty Deed** made this 20 day of **June, 2023** between **Syan Resort LLC, a Florida limited liability company** whose post office address is **717 NW Fairway Drive, Lake City, FL 32055**, grantor, and **Pravinchandra J. Patel and Nirmala Patel, husband and wife** whose post office address is **569 NW Fairway Drive, Lake City, FL 32055**, 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 **Columbia County, Florida** to-wit:

**COMMENCE AT A P.R.M. MARKING THE SE CORNER OF LOT 13 OF "FAIRWAY VIEW, UNIT 1" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 98 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN N.02°57'08"W., ALONG THE EAST LINE OF SAID LOT 13, 150.00 FEET TO THE NE CORNER OF SAID LOT 13; THENCE RUN N.87°02'52"E., 25.00 FEET; THENCE S.02°57'08"E., PARALLEL WITH THE SAID EAST LINE OF LOT 13, 150.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW EGRET LANE; THENCE S.87°02'52"W., ALONG SAID NORTH RIGHT-OF-WAY LINE OF NW EGRET LANE, 25.00 FEET TO THE POINT OF BEGINNING.**

**Parcel Identification Number: 26-3S-16-02308-001**

**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, 2022**.

**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:

*Balubhai Patel*  
Witness Name: Balubhai Patel  
*Rupal Patel*  
Witness Name: Rupal Patel

Syan Resort LLC, a Florida Limited Liability Company

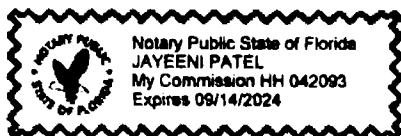
By: *Shiyu Zhao*  
Shiyu Zhao, Authorized Member

By: *Yousaf Khan*  
Yousaf Khan, Authorized Member

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 20<sup>th</sup> day of June, 2023 by Shiyu Zhao, Authorized Member and Yousaf Khan, Authorized Member of Syan Resort LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]



Notary Public *Jayeeni Patel*

Printed Name: JAYEENI PATEL

My Commission Expires: 09/14/2024