

## Warranty Deed

**This Indenture**, made , January 15, 2016 A.D.

**Between**

**Dalton Holdings, LLC** whose post office address is: 21290 Middleton Drive,  
Kildeer, Illinois 60047 a Limited Liability Company existing under the laws of the  
State of Illinois, Grantor and **Windward Way Construction LLC a Florida**  
**limited liability company** whose post office address is: 30 Grove Street, Pittsford,  
New York 14534, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of \$1,400,000., to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to wit:

**Lot 78, The Moorings Unit No. Two, according to the plat thereof recorded at Plat Book  
8, Page 28, in the Public Records of Indian River County, Florida.**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

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

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Dalton Holdings, LLC

By: \_\_\_\_\_

Dale A. Chellis  
Its Manager

**Signed and Sealed in Our Presence:**

Witness Print Name: \_\_\_\_\_

Witness Print Name: \_\_\_\_\_

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me this January 15, 2016, by Dale A. Chellis, the Manager of **Dalton Holdings, LLC** A Limited Liability Company existing under the laws of the State of Illinois, on behalf of the company. He/She is personally known to me or has produced a driver's license as identification.

Notary Public  
Notary Printed Name: \_\_\_\_\_

My Commission Expires::

Prepared by:  
Adeline B. Cabanillas, an employee of  
State Title,  
300 West Fee Avenue Suite A  
Melbourne, Florida 32901

File Number: A-44546

