

This Instrument Prepared by and Return to:
Heidi Taylor
Alliance Title of the Treasure Coast, LLC
725 Commerce Center Drive
Ste A
Sebastian, FL 32958
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
31-37-00-00001-2254-00002/0
File No.: 1701386

WARRANTY DEED

This Warranty Deed, Made the 15th day of February, 2017, by **Daniel I. Preuss, Trustee of the Dan Preuss Realty Retirement Trust 11/01/09**, whose marital status is married, whose post office address is: **326 Live Oak Dr. , Vero Beach, FL 32963**, hereinafter called the "Grantor", to **Peter D. Heinz**, whose post office address is: **12555 89th St , Fellsmere, FL 32948**, hereinafter called the "Grantee". *a single man*

WITNESSETH: That said Grantor, for and in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)** 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 **Indian River County, Florida**, to wit:

The East 1/2 of Tract 2254, Fellsmere Farms Company's Subdivision of unsurveyed Township 31 South, Range 37 East, according to map or plat thereof as recorded in Plat Book 2, Pages 1 and 2 of the Public Records of St. Lucie County, Florida; said lands now situate, lying and being in Indian River County, Florida

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2017, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Heidi Taylor*
Printed Name: Heidi Taylor

Daniel I. Preuss
Daniel I. Preuss, Trustee of the Dan Preuss Realty Retirement Trust 11/01/09

Witness Signature: *A. Kimmel*
Printed Name: A. Kimmel

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 15th day of February, 2017 by Daniel I. Preuss, Trustee of the Dan Preuss Realty Retirement Trust 11/01/09, who is/are personally known to me or has/have produced driver license(s) as identification.

Heidi Taylor
Notary Public Signature
Printed Name: Heidi Taylor

My Commission Expires: _____
(SEAL)

