

## Warranty Deed

**This Indenture**, made , May 23, 2018 A.D.

**Between**

**PJD Holdings LLC, a Delaware limited liability company, as Trustee under the 164 Del Monte Road Land Trust dated January 1, 2018**, whose post office address is: 5976 20th Street #226, Vero Beach, Florida 32966, Grantor and **Susan A. Peterson**, whose post office address is: 164 Del Monte Rd, Sebastian, Florida 32958, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), 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 20, Block 486, SEBASTIAN HIGHLANDS SUBDIVISION, UNIT 15, according to the map or plat thereof, recorded in Plat Book 8, Page(s) 44, 44A through 44D, Public Records of Indian River County, Florida.

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

Parcel Identification Number: 31-39-07-00001-4860-00020/0

**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.

**PJD Holdings LLC, a Delaware limited liability company, as Trustee under the 164 Del Monte Road Land Trust dated January 1, 2018**

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

**Stephen Denny**  
Its: Manager

*Signed and Sealed in Our Presence:*

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

**PATRICIA A. HORN**

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

**CRYSTAL REILLY**

(Corporate Seal)

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 23rd day of May, 2018, by Stephen Denny, the Manager of PJD Holdings LLC, a Delaware limited liability company, as Trustee under the 164 Del Monte Road Land Trust dated January 1, 2018. He is personally known to me or has produced valid driver's license as identification.

Notary Public

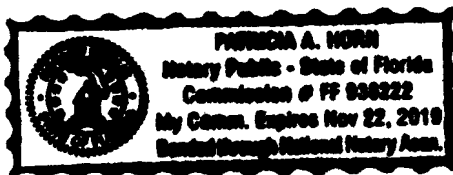
**PATRICIA A. HORN**

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

My Commission Expires::

Prepared by:  
Patricia A. Horn, an employee of  
Oceanside Title & Escrow, Inc.,  
Patricia A. Horn, 3501 Ocean Drive  
Vero Beach, Florida 32963

File Number: H1804067AN



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