

Rec Fee: \$18.50

Doc Stamps: \$1,085.00

COURTHOUSE BOX 49

Prepared by:

Patricia A. Horn

Oceanside Title & Escrow

3501 Ocean Drive

Vero Beach, Florida 32963

File Number: H2207004AN

General Warranty Deed

Made this July 14, 2022 A.D. By **Dawn Jividen, a single adult**, whose address is: 746 4th Pl SW, Vero Beach, Florida 32962, hereinafter called the grantor, to **PJD Holdings, LLC as Trustee under the 746 4th Place SW Land Trust dated July 6, 2022, with full power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of said property pursuant to Florida Statute 689.073**, whose address is: 2160 58th Avenue #226, Vero Beach, FL 32966, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, viz:

Lot 28, Block 14, Whispering Palms, Unit V, according to the map or plat thereof, recorded in Plat Book 6, Page(s) 67, Public Records of Indian River County, Florida.

Parcel ID Number: **33-39-24-00003-0140-00028/0**

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.

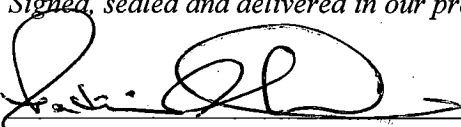
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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

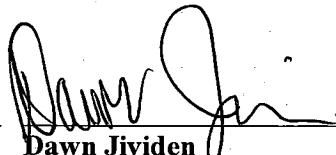
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


PATRICIA A. HORN

Witness Printed Name

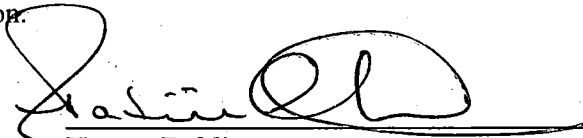

Dawn Jividen
Address: 746 4th Pl SW, Vero Beach, Florida 32962


CRYSTAL REILLY

Witness Printed Name

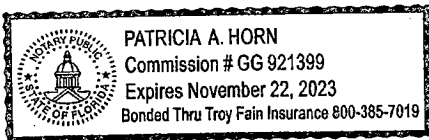
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 14th day of July, 2022, by Dawn Jividen, who is/are personally known to me or who has produced VALID DRIVERS LICENSE(S) as identification.



Notary Public
State of Florida

Seal



My Commission Expires: