

Prepared by and return to:
Charles H. Sanford, Esq.
3003 Cardinal Drive, Suite B
Vero Beach, FL 32963

[Space Above This Line For Recording Data]

Warranty Deed

Note to Property Appraiser: This deed is exempt from documentary tax as it is given without consideration

This Warranty Deed made this 16TH day of December 2022 between PJPA Properties, LLC, a FL limited liability company, whose post office address is 2225 St. Christopher Lane, Vero Beach, FL 32963 **grantor**, and PJPA Properties Two, LLC, a FL limited liability company, whose post office address is 2225 St. Christopher Lane, Vero Beach, FL 32963, **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 Indian River County, Florida to-wit:

Unit No. 108 of Harbor Inn #2, a Condominium, according to the Declaration of Condominium recorded in Official Record Book 815, Page 1540, and all exhibits and amendments thereof, Public Records of Indian River County, Florida.

Parcel ID#: 33-40-27-00028-0000-00108.0

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 2022.

Charles H. Sanford, Esq. prepared this deed at the instruction of grantors and grantee. **Further**, grantors furnished the legal description utilized herein, and the accuracy of the legal description has not been verified. No title examination of the property was made or requested in connection with the preparation of this deed. The party preparing this

instrument assumes no liability for the state of title, accuracy of the legal description, or documentary stamp taxes due on deed, if any.

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:

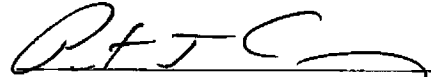


CHARLES SANFORD



ROSEMARY SANFORD

PJPA Properties, LLC, a FL limited liability company




By: Peter J. Cherubini, its manager

State of FLORIDA
County of INDIAN RIVER

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 14 day of December, 2022 by Peter J. Cherubini, Manager of PJPA Properties, LLC, a FL limited liability company, He is [] personally known to me or [] produced a driver's license as identification.

[Notary Seal]



NOTARY PUBLIC

Printed Name: Tim Endruschat

My Commission Expires: April 30, 2025



Timothy Endruschat
Comm.: HH 123848
My Commission Expires:
April 30, 2025