

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Peter R. Ray, Esq
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One, Suite 400
North Palm Beach, FL 33408
Property Appraisers Parcel Identification (Folio)
Number: 33391100035000000194.0

The actual purchase price or other valuable consideration paid
for the real property or interest conveyed by this instrument
is **\$435,000.00**. Florida Documentary Stamps in the amount
of **\$3045.00** have been paid hereon.

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WARRANTY DEED

THIS WARRANTY DEED, made the 20th day of September, 2023 by **JUDITH M. WARD**, a single woman, individually and as Trustee of the Harvey and Judith Ward Revocable Trust under that certain Revocable Trust Agreement dated September 18, 2020 whose post office address is 1390 9th Place, Vero Beach, FL 32960 herein called the Grantor, to **JOSEPH HOLZMAN and SHEILA JO HOLZMAN**, husband and wife, whose post office address is 1390 9th Place, Vero Beach, FL 32960, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

LOT 194, WATERFORD LAKES SUBDIVISION, PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 96, 96A THROUGH 96B, INCLUSIVE, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

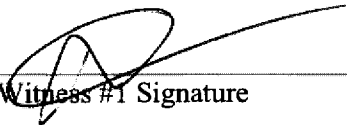
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

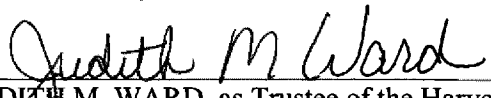
AND, the Grantor warrants the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

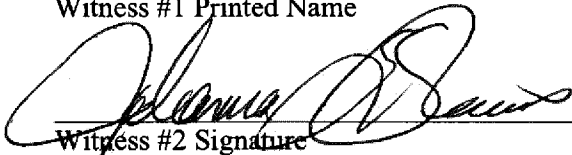
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

JOHN L. TOLLIVER
Witness #1 Printed Name


JUDITH M. WARD, as Trustee of the Harvey and
Judith Ward Revocable Trust under that certain
Revocable Trust Agreement dated September 18, 2020

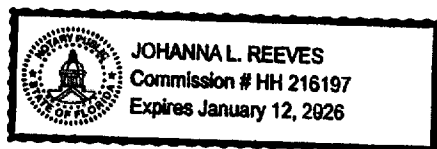

Witness #2 Signature

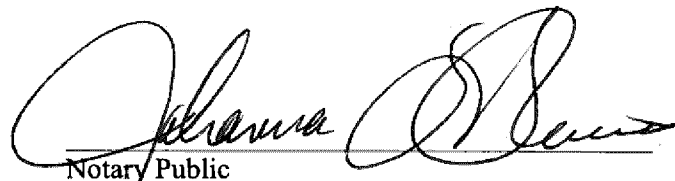
Johanna L. Reeves
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of September, 2023 by JUDITH M WARD, as Trustee of the Harvey and Judith Ward Revocable Trust under that certain Revocable Trust Agreement dated September 18, 2020, who is personally known to me or has produced Driver's License as identification.

SEAL




Notary Public

My Commission Expires:

Printed Notary Name