

Prepared by and return to:  
Javed Rahman, Attorney at Law  
RAHMAN | LE PLLC  
1000 Southwest 86th Court  
Miami, FL 33144  
(305) 542-0402  
File No 23-407

Parcel Identification No 2433-123-0001-000-1

[Space Above This Line For Recording Date]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 21 day of December, 2023 between CONGREGATION OF THE SACRED HEART OF JESUS INC, a Florida Not for Profit corporation, whose post office address is 2921 Northeast 48th Street, Lighthouse Point, FL 33064, of the County of Broward, State of Florida, Grantor, to DT VENTURES 1 LLC, a Florida limited liability company, whose post office address is PO Box 92280, Rochester, NY 14692, of the County of Monroe, State of New York, 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 DOLLARS (U.S.\$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 Saint Lucie County, Florida, to-wit:

The South 546 feet of the Northwest 1/4 of the Northeast 1/4, lying East of the White City Road (Sunrise Boulevard), in Section 33, Township 35 South, Range 40 East, said land lying and being in Saint Lucie County, Florida.

a/k/a 3804 Sunrise Boulevard, Fort Pierce, FL 34982 (for informational purposes only)

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, but said reference shall not operate to reimpose same.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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, 2023.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
[SIGNATURE PAGE FOLLOWS]

**WARRANTY DEED – Signature Page**  
**PIN: 2433-123-0001-000-1**


In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

WITNESS 1  
PRINT NAME: Javed Rahman  
WITNESS 1  
ADDRESS: 1000 SW 86<sup>th</sup> Cte Miami FL

**CONGREGATION OF THE SACRED HEART  
OF JESUS INC,**  
a Florida Not For Profit Corporation


By:   
**Peter Tan Le, President**

  
WITNESS 2  
PRINT NAME: Chabeli Roqueta  
WITNESS 2  
ADDRESS: 1000 SW 86<sup>th</sup> Ct. Miami FL

STATE OF FLORIDA  
COUNTY OF Miami - Dade

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 21 day of December, 2023 by Peter Tan Le, President of Congregation of the Sacred Heart of Jesus Inc, a Florida Not for Profit corporation, on behalf of the corporation.

[Notary Seal]

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Javed Rahman  
Comm. # HH000009  
Expires: May 14, 2024  
Bonded Thru Aaron Notary

Personally known: \_\_\_\_\_ OR Produced Identification: X Type of Identification Produced: FL