Prepared by:
Michelle Kinch
Home Partners Title Services, LLC
150 S. Pine Island Road Suite 430
Plantation, FL 33324

Return to:
Home Partners Title Services, LLC
Michelle Kinch
150 S. Pine Island Road Suite 430
Plantation, FL 33324

Incident to the issuance of a title insurance commitment.

Tax ID: 3420-635-0632-000-8

File Number: 180-26431V

Consideration: $50,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **14th day of November, 2022**, between **Lina J. Chiovitti-Lewis, Individually and as Trustee Of The Lina J. Chiovitti-Lewis Living Trust, U/A/D 7/19/2001, a married woman**, whose post office address is **8050 Camden Way, Canfied, OH 44406**, grantor,

and

Imperium Construction Company, LLC, a Florida Limited Liability Company, whose post office address is **265 SE Verada Avenue, Port Saint Lucie, FL 34983**, 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 the **St. Lucie County, Florida**, to-wit:

Lot 3, Block 240, PORT ST. LUCIE SECTION TWENTY EIGHT, according to the plat thereof, recorded in Plat Book 14, Pages 7, 7A through 7C, inclusive, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-635-0632-000-8

Neither the Grantor nor any member of Grantor's family resides on or adjacent to the property being conveyed. Grantor presently resides at **8050 Camden Way, Canfield OH 44406**

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 for the year of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.