

Return to Courthouse Box # 45
Community Land Title Corporation

This Instrument Prepared by and Return to
Monica L. Cook
Community Land Title Corporation
2400 S.E. Midport Road, Suite 214
Port St. Lucie, FL 34952
0410132C
Property Appraisers Parcel Identification (Folio) Numbers:
420-585-0003-000/8

* Doc Assump: \$ 0.00
* Doc Tax : \$ 3,458.00
* Int Tax : \$ 0.00

Warranty Deed

3,458.00 \$ 10.00 SPACE ABOVE THIS LINE FOR RECORDING DATA REL 10/19/2004

THIS WARRANTY DEED, made and executed the 8th day of **October, 2004** by **St. James Orthodox Church, a Parish of the Diocese of the South of the Orthodox Church in America, Inc., a Florida non profit corporation**, whose post office address is: **c/o 1712 SW Garnet Street, Port St. Lucie, FL 34953**, herein called the grantor, to **City of Port St. Lucie, a Florida municipal corporation**, whose post office address is: **121 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34984**, hereinafter called the Grantee:
(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)

WITNESSETH: 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 **ST. LUCIE County, State of Florida**, viz:

Tract D, Block 690, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, as recorded in Plat Book 13, at Pages 17, 17A through 17K, of the Public Records of St. Lucie County, Florida.

The Purchaser acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the property. Purchaser's acceptance of title to the property subject to such matters shall not be construed as a waiver of purchaser's claim of exemption, as a government purchaser, from any cloud or encumbrance created by such matters pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

Subject to easement, restrictions, and reservations of record and to taxes for the year 2003 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 hereby covenants with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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:

St. James Orthodox Church, a Parish of the Diocese of the South of the Orthodox Church in America, Inc., a Florida non profit corporation

Monica L. Cook

By: *Ernesto S. Rios*
Ernesto S. Rios, President

Witness #1 Signature

Monica L. Cook

Printed Witness #1

Patricia A. Passero

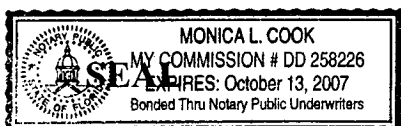
Witness #2 Signature

Patricia A. Passero

Printed Witness #2

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

The foregoing instrument was acknowledged before me this 8th day of October, 2004, by **Ernesto S. Rios, President of St. James Orthodox Church, a Parish of the Diocese of the South of the Orthodox Church in America, Inc., a Florida non profit corporation** on behalf of the corporation who is personally known to me or who has produced _____ as identification and who did not take an oath.



Monica L. Cook

Notary Signature

Monica L. Cook

Printed Notary Name

10/13/07

My Commission Expires: