



Prepared by and Return to:
Susie Randazzo, an employee of
First International Title
12534 West Atlantic Blvd.
Coral Springs, FL 33071

File No.: 236130-25

WARRANTY DEED

This indenture made on **October 22, 2023** by **Kirsten Saine Ceppetelli**, whose address is: 5812 NW Burri CT, Port St. Lucie, FL 34986 hereinafter called the "grantor", to **Holiday Builders, Inc., a Florida corporation**, whose address is: 2293 West Eau Gallie Boulevard, Melbourne, FL 32935, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lots 1, 2 and 3, Block 2084, PORT ST. LUCIE SECTION TWENTY ONE , according to the Plat thereof, recorded in Plat Book 13, Page 27, of the Public Records of St. Lucie County, Florida.
Parcel Identification Number: 3420-600-0828-000-1-Split Parcel

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Kirsten Saine Ceppetelli
Kirsten Saine Ceppetelli

Signed, sealed and delivered in our presence:

Bernice Garcia *Charles L. Garcia*
1st Witness Signature 2nd Witness Signature

Print Name: Bernice Garcia Print Name: CHARLES L. GARCIA

Address: 3465 SW Emerald St Address: 3465 SW Emerald St
PSL, FL 34953 PSL, FL 34953

State of Florida

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online notarization on this 27th day of October 2023 by Kirsten Saine Ceppetelli, who () is/are personally known to me or who (☒) produced a valid Driver's License as identification.

Bernice Garcia
Notary Public Signature
Printed Name: Bernice Garcia (NOTARY SEAL)
My Commission Expires: 3-23-2024

