

Prepared by and return to:  
**James C. Burns, Esq.**  
**Atlantic Title Group, INC**  
**480 Maplewood Drive, Suite 5**  
**Jupiter, FL 33458**  
**(561) 747-5900**  
File Number: **2025-200**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **17th day of October, 2025** between **WC LABOR SERVICES LLC, a Florida Limited Liability Company**, whose post office address is **1369 SW SOUTH MACEDO BLVD, Port Saint Lucie, FL 34983**, grantor, and **Michael Kells** whose post office address is **1892 SW Biltmore St, Port Saint Lucie, FL 34984**, 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, situated, lying and being in **St. Lucie County, Florida** to-wit:

**Lot 15, and 16, Block 626, PORT ST. LUCIE SECTION THIRTEEN, according to the Plat thereof, as recorded in Plat Book 13, Page 4, Public Records of St. Lucie County, Florida.**

**Parcel Number: 342056023700008 & 342056023690008**

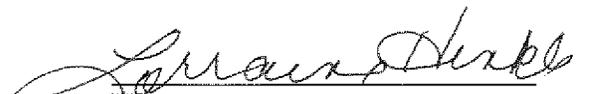
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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 accruing subsequent to **12/31/2024**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness  
Printed Name: Lorraine Hinkle  
P.O. Address: 480 Maplewood Dr.,  
Suite 5, Jupiter, FL 33458

**WC LABOR SERVICES LLC, a Florida Limited Liability Company**

By:   
Wayne Clark, Managing Member

James C. Burns  
Witness  
Printed Name: James C. Burns  
P.O. Address: 1400 Maplewood Dr  
Suite 51, Jupiter, FL 33458

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17th day of October, 2025 by Wayne Clark, Managing Member of WC LABOR SERVICES LLC, a Florida Limited Liability Company who  is personally known or  has produced a driver's license as identification.

[Seal]

James C. Burns  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**JAMES C. BURNS**  
Notary Public, State of Florida  
My Comm. Expires 01/23/2026  
Commission No. HM218664

Official Copy