

This Document Prepared By and Return to:  
Christopher J. Twohey, PA  
844 SE Ocean Blvd. Suite A  
Stuart, Florida 34994

Parcel ID Number: 4415-801-0004-000/3

## Warranty Deed

This Indenture, Made this 5th day of March, 2021 A.D., Between  
Gerard Matheis  
of the City of Grand Duchy of Luxembourg, Country of  
Brian G. Barnes and Susan M. Barnes, husband and wife, grantor, and  
whose address is: 887 Forest Glen Ln., Wellington, FL 33414  
of the County of Palm Beach, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns  
forever, the following described land, situate, lying and being in the County of Saint Lucie  
State of Florida to wit:

Lot 3, Kitching Cove Estates, according to the Plat thereof as recorded in Plat Book 20, Page 11, Public  
Records of Saint Lucie County, Florida.

\* GRANTOR FURTHER COVENANTS THAT THE ABOVE DESCRIBED PROPERTY DOES  
NOT NOW, NOR HAS IT EVER CONSTITUTED THE HOMESTEAD OF GRANTOR.

### SUBJECT TO:

1. Taxes for the year 2021, and all subsequent years;
2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and
4. Public utility easements of record, if any.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons  
whomsoever.

**Warranty Deed - Page 2**

Parcel ID Number: 4415-801-0004-000/3

**In Witness Whereof**, the grantor has hereunto set his hand and seal the day and year first above written,  
**Signed, sealed and delivered in our presence:**

Witness Printed Name: SINAN SAR  
Witness #1

Witness Printed Name: ANA FURTADO-TAVARES  
Witness #2

Gerard Matheis (Seal)  
Gerard Matheis  
P.O. Address: 32, rue Meckenheck, L-3321 Berchem, Grand Duchy  
of Luxembourg

**Embassy of the United States of America**  
**Country of**  
**City of Grand Duchy of**  
**Luxembourg**

The foregoing instrument was acknowledged before \_\_\_\_\_, Consul of the United States of America  
at \_\_\_\_\_, duly commissioned and qualified, this \_\_\_\_\_ day of March, 2021, by  
Gerard Matheis  
who is personally known to me or who has produced his Passport as identification.

Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



I, undersigned, Léonie GRETHEN, Notary in Luxembourg, do hereby certify that the signature subscribed to the foregoing document is the genuine signature of M. Gerard MATHEIS, born in Luxembourg on December 04th 1962 Luxembourg, March 09th, 2021