

This Instrument Prepared by and Return to:

**Judy O. Jurcak**

Prime Title Services, LLC

1775 S.W. Gatlin Boulevard #105

Port St. Lucie, FL 34953

Our File No.: **24-049**

Property Appraisers Parcel Identification (Folio) Number: **3420-650-1081-000-4**

Florida Documentary Stamps in the amount of **\$2,625.00** have been paid hereon.

\_\_\_\_\_ Space above this line for Recording Data \_\_\_\_\_

## **WARRANTY DEED**

**THIS WARRANTY DEED, made the 19th day of April, 2024 by CYR Land Holdings, LLC a Maine Limited liability Company as converted from CYR Family Limited Partnership, a Maine Limited Partnership, whose post office address is PO Box 252 , Portage Lake , MA 04768 herein called the Grantor, to Gladwyn Garrick and Latoya Laclair Garrick, husband and wife whose post office address is 2115 SW Devon Ave, Port St. Lucie, FL 34953, hereinafter called the Grantees:**

*(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) 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 SAINT LUCIE County, State of Florida, viz.:

**PARCEL 1: LOTS 3 AND 4, BLOCK 1708, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**

**PARCEL 2: LOT 5, BLOCK 1708, PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 22, 22A THROUGH 22G, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2024 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 Grantees 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, and hereby 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 31, 2023.

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:

Cameron K. Lane  
Witness #1 Signature

Cameron K. Lane  
Witness #1 Printed Name

40 Colonial Road  
Witness #1 Street Address

Portland, ME 04102  
Witness #1 City, State Zip

ER  
Witness #2 Signature

Eric Benziger  
Witness #2 Printed Name

34 Deer Run Rd  
Witness #2 Street Address

Wales, ME 04280  
Witness #2 City, State Zip

<sup>Land-30</sup>  
CYR Holdings, LLC a Maine Limited liability Company  
as converted from CYR Family Limited Partnership, a  
Maine Limited Partnership

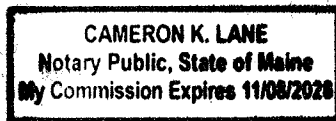
BY: Scott L. Cyr (Seal)  
Scott L. Cyr, Manager

BY: Janice T. Cyr (Seal)  
Janice T. Cyr, Manager

State of Maine  
County of Cumberland

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2024 by Scott L. Cyr, Manager and Janice T. Cyr, Manager of <sup>Land-30</sup> CYR Holdings, LLC a Maine Limited liability Company as converted from CYR Family Limited Partnership, a Maine Limited Partnership who appeared by  physical presence or  online notarization and has produced Drivers License as identification and  did  did not take an oath.

SEAL



Cameron K. Lane  
Notary Public

Cameron K. Lane  
Printed Notary Name

My Commission Expires: