

This Instrument Prepared By:

Michael Mandel  
Attorney-at-Law  
Capital Abstract & Title  
10101 W. Sample Rd  
Coral Springs, FL 33065

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## Warranty Deed

**This Warranty Deed** made this 11th day of March, 2025 between Diane L. Pope, a single woman whose post office address is 1017 SW Eckard Avenue, Port Saint Lucie, FL 34953, grantor, and Anthony J. Farinato and Danielle N. Farinato, Husband and Wife whose post office address is 4002 SW Melbourne St, Port Saint Lucie, FL 34953, 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 Five Hundred Fifteen Thousand and 00/100 (\$515,000.00) 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, situate, lying and being in St. Lucie County, Florida to-wit:

**Lot 17, Block 2489, PORT ST. LUCIE SECTION THIRTY SEVEN, according to the map or plat thereof as recorded in Plat Book 15, Page 16, Public Records of Saint Lucie County, Florida.**

**Parcel Identification Number: 3420-680-0479-000-7**

**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 **December 31, 2025**.

**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:

Michael Mandel

Witness

Printed Name: Michael Mandel

P.O. Address: 10101 W. Sample Rd.

Coral Springs, FL 33065

Diane L. Pope

Diane L. Pope

Witness

Printed Name: Sotheby's Real Estate

P.O. Address: 1775 SW 66th Ave Blvd

Fort St Louis FL 34953

State of Florida

County of Saint Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of March, 2025 by Diane L. Pope who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Michael Mandel

Notary Public

Print Name: Michael Mandel

My Commission Expires: \_\_\_\_\_