

THIS DOCUMENT PREPARED BY:  
Caroline York  
Caroline's Advanced Paralegal Service, LLC  
(without examination of title)  
1204 White Oak Lane  
Fort Pierce, FL 34982

**WARRANTY DEED**

*THIS DEED* Made this 16<sup>th</sup> day of November, 2022 by **MELVIN BUSH and JOHANNE BUSH**, husband and wife, whose post office address is: 1131 SE Cambridge Dr., Port St. Lucie, FL 34952, herein called the Grantor, to **KEVIN D. BUSH and NICOLE M. BUSH**, husband and wife, hereinafter called the Grantee, whose post office address is: 10475 SW Toren Way, Port St. Lucie, FL 34987.

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires.)

**WITNESSETH:** That Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in **Saint Lucie** County, Florida, to-wit:

**LOT 13, BLOCK 1706, PORT ST. LUCIE SECTION THIRTY-ONE, A SUBDIVISION  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE  
22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.**

**TAX PARCEL ID# 3420-650-1027-000-8  
Address: 2740 SW Casella St., Port St. Lucie  
The above-described property is Vacant Land.**

**SUBJECT TO** the following: all covenants, conditions, restrictions, reservations, limitations, easements, zoning regulations, prohibitions imposed by governmental authorities, and taxes and assessments for the current year and subsequent years.

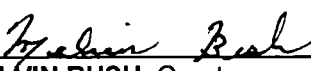
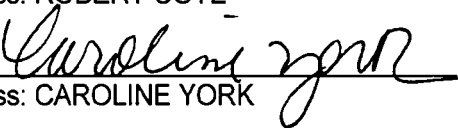
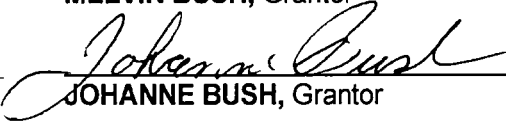
**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

**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<sup>st</sup>, 2021.

**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:

|                                                                                                               |                                                                                                               |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <br>Witness: ROBERT COTE   | <br>MELVIN BUSH, Grantor  |
| <br>Witness: CAROLINE YORK | <br>JOHANNE BUSH, Grantor |

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I hereby certify that on this 16<sup>th</sup> day of November, 2022, the foregoing instrument was acknowledged before me by **MELVIN BUSH and JOHANNE BUSH**, husband and wife, by means of ☒ physical presence or ☐ online notarization, who is ☐ personally known to me or has produced FLDL as identification, who executed the foregoing instrument and acknowledged that he/she executed the same, and who did not take an oath.



  
Notary Public: **CAROLINE M. YORK**