

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: 1480 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. HW218664

Official Copy