

Prepared By and Return to:

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1602951 OR BOOK 1119 PAGE 0795
Recorded: 01-05-98 02:26 P.M.

Julia Rogemiller
COMMONWEALTH LAND TITLE INSURANCE COMPANY
1100 SW St. Lucie West Blvd.
Suite 200

Port St. Lucie, FL 34986-2108 * DOC ASSUMP: \$ 0.00
(561) 340-5151 * DOC Tax : \$ 67.20
* Int Tax : \$ 0.00

File No.: P59987
Property Appraisers Parcel ID#: 3420-585-3009-000/1
Grantee(s) S.S.#(s):

WARRANTY DEED

THIS INDENTURE, made December 26, 1997, between

ELAINE L. TORSIELLO,

whose post office address is: 32 NORMANDY AVENUE, APT. 201
CAMBRIDGE, MA 02138

hereinafter called the grantor, to:

THE CITY OF PORT ST. LUCIE, A FLORIDA MUNICIPAL CORPORATION

whose post office address is: 121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984

hereinafter called the grantee:

("grantor" and "grantee" are used for singular or plural, as context requires)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other good and valuable consideration to the grantor in hand paid by the grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

Lot 3, Block 781, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for St. Lucie County, Florida recorded in Plat Book 13, page 17 and 17A through 17K; said lands situate, lying and being in St. Lucie County, Florida.

Buyer acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the Plat or otherwise common to the subdivision affecting the property. Buyer's acceptance of title to the property subject to such matters shall not be construed as a waiver of Buyer's claim of exemption, as a government purchaser, from any cloud or encumbrance created by such matters pursuant to Ryan V. Manalapan, 414 So.2d 193 (Fla. 1982).

Grantor herein states that the subject property is not the homestead of the grantor or the spouse or dependent minor child of grantor, nor is it contiguous to their homestead. They reside at 32 Normandy Avenue, Apt 201, Cambridge, MA.

TO HAVE AND TO HOLD, the same in fee simple forever.

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

SUBJECT TO covenants, restrictions, easements of record and taxes accruing subsequent to December 31, 1997.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Joanna C. Bonner
Witness

Elaine L. Torsello
ELAINE L. TORSIELLO

Celia McMenamin
2nd Witness

State of Massachusetts
County of

THE FOREGOING instrument was acknowledged before me on December 26, 1997 by ELAINE L. TORSIELLO, who has produced Massachusetts Driver's License..... as identification.

My Commission Expires
State of Florida
County of Hillsborough

BETHEA GAYL OGLESBY
MY COMMISSION # CC463301 EXPIRES
April 17, 1999
BONDED THRU TROY FARM INSURANCE, INC.

Betha Gayl Oglesby
Notary Signature (IMPRESS SEAL)
Betha Gayl Oglesby