

Prepared by and return to:

Robert A. Burson
Attorney at Law
Robert A. Burson, P.A.
Post Office Box 1620
Stuart, FL 34995
772-286-1616
File Number: 20-063
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379,000 . -

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 19th day of August, 2020 between James Ward and Jacqueline Ward, husband and wife whose post office address is 473 SE Veranda Avenue, Fort Pierce, FL 34983-2242 of the County of Saint Lucie, State of Florida, grantor*, and Tri-County Realty Holdings, LLC, a Florida limited liability company whose post office address is 3345 Okeechobee Road, Fort Pierce, FL 34947 of the County of Saint Lucie, State of Florida, grantee*,

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, situate, lying and being in Saint Lucie County, Florida, to-wit:

Lots 6 and 7, Block 75, PORT ST. LUCIE SECTION TWENTY EIGHT, according to the plat thereof as recorded in Plat Book 14, pages 7, 7A through 7C, public records of St. Lucie County, Florida

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

[Signature]
 Witness Name: **Monique I. McCall**

[Signature] (Seal)
 James Ward

[Signature]
 Witness Name: **JOSEPHINE L. BURSON**

[Signature] (Seal)
 Jacqueline Ward

[Signature]
 Witness Name: **Monique I. McCall**

[Signature]
 Witness Name: **JOSEPHINE L. BURSON**

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2020 by James Ward and Jacqueline Ward, husband and wife, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]
 Notary Public

Printed Name: **JOSEPHINE L. BURSON**

My Commission Expires: 5-9-2021