

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2240550 OR BOOK 1759 PAGE 71
Recorded: 07/24/03 11:07

* Doc Assump: \$ 0.00
* Doc Tax : \$ 2,065.00
* Int Tax : \$ 0.00

Prepared By and Return To:
Diane W. Palm
Fidelity National Title Insurance Company of New York
1850 SW Fountainview Blvd., Suite 103
Port St. Lucie, FL 34986

File No. 03-019-1502699

Property Appraiser's Parcel I.D.(folio) Number(s)
3420-705-0299-000/5

SS#: _____ **Return To: FIDELITY NATIONAL TITLE**
Courthouse Box 23

WARRANTY DEED

THIS WARRANTY DEED dated this 17th day of July, 2003, by Susan Tesoriero and Shirley Cherveney hereinafter called the grantor, to Brizon Investment, L.L.C., a Florida Limited Liability Company whose post office address is 2501 NW 29th Drive , Boca Raton, Florida 33434, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, viz:

Lots 10, 11, 12 and 13, Block 2894, Port St. Lucie Section Forty One, according to the plat thereof, as recorded in Plat Book 15, Page 35, 35A to 35I of the Public Records of St. Lucie County, Florida

The above described property is vacant and is not the homestead of the grantors.

Susan Tesoriero resides at 324 SE Naranja Avenue, Port St. Lucie, FL 34990.

Shirley Cherveney resides at 2278 Olympic Club Terrace, Palm City, FL 34990.

Subject to easements, restrictions, reservations, and limitations of record, if any.

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, 2002.

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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:

Diane W. Palm
(Witness Signature)

Diane W. Palm
(Print Name of Witness)

Celeste Fernandez
(Witness Signature)

Celeste Fernandez
(Print Name of Witness)

Shirley Cherveney
Shirley Cherveney

2278 Olympic Club Trce.
(Address) Palm City FL 34990

Susan Tesoriero
Susan Tesoriero

324 SE Naranja Av, PSL, FL
(Address) 34983

STATE of FLORIDA

COUNTY of ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Shirley Cherveney and Susan Tesoriero to me known to be the person(s) described in or who has/have produced Driver licenses as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of July, 2003.

Diane W. Palm
Notary Signature

Diane W. Palm
Printed Notary Name

My commission expires: _____



DIANE W. PALM
MY COMMISSION # DD 122067
EXPIRES June 2 2006
Funded Thru Budget Notary Services