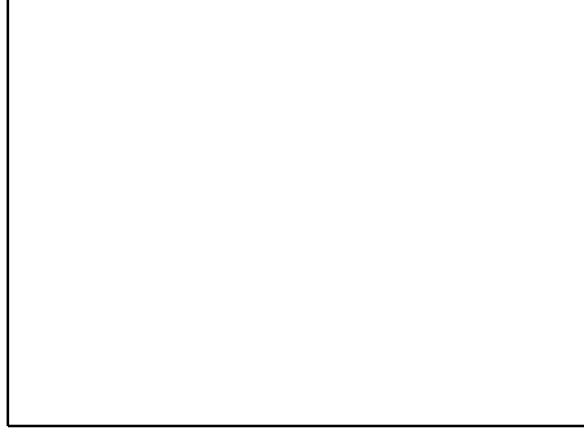


This instrument was prepared by:
CITY OF PORT ST. LUCIE
City Attorney's Office
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984



(Space above this line reserved for recording office use only)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this ___ day of January 2023, by the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (“Grantor”), to JAVIER SOSA, whose address is 7088 W. 4 Ln, Hialeah, Florida 33014 (“Grantee”).

(Wherever 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 the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant and quit claim unto the Grantee all of the Grantor’s right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

Lot 23, Block 12, First Replat of River Point P.U.D., according to the plat thereof, as recorded in Plat Book 41, Page 21, of the Public Records of St. Lucie County, Florida (hereinafter referred to as the “Property”)

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances, if any, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property in fee simple forever.

THE conveyance made herein, however, is expressly made **SUBJECT TO**: (a) taxes and assessments, including but not limited to, any assessments of property owner associations and assessments and lien imposed by any governmental authority may impose and levy taxes and assessments on the Property for the year 2023 and subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of

record, if any, but this reference shall not operate to re-impose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property; (f) any matter created by Grantee or through Grantee.

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

Signed, sealed and delivered in the presence of:

CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation

Witness 1 Signature

By: _____
Russ Blackburn, City Manager

Witness 1 Print Name

Witness 2 Signature

Witness 2 Print Name

STATE OF FLORIDA)
) ss
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of January 2023, by Russ Blackburn, as City Manager of the City of Port St. Lucie, and on behalf of the City of Port St. Lucie, who is [X] personally known to me, or who has [] produced the following identification _____.

Signature of Notary Public

Name: _____

Notary Public, State of Florida
My Commission expires _____

NOTARY SEAL/STAMP