

THIS DOCUMENT PREPARED BY:
Caroline York
Caroline's Advanced Paralegal Service, LLC
(without examination of title)
1204 White Oak Lane
Fort Pierce, FL 34982

WARRANTY DEED

THIS DEED Made this 16th day of November, 2022 by **MELVIN BUSH**, a married man, whose post office address is: 1131 SE Cambridge Dr., Port St. Lucie, FL 34952, herein called the Grantor, to **KEVIN D. BUSH and NICOLE M. BUSH**, husband and wife, hereinafter called the Grantee, whose post office address is: 10475 SW Toren Way, Port St. Lucie, FL 34987.

(Whenever 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 Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situated in **Saint Lucie County, Florida**, to-wit:

LOTS 14 AND 15, BLOCK 1706, PORT ST. LUCIE SECTION THIRTY-ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 22 AND 22A THROUGH 22G OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**TAX PARCEL ID# 3420-650-1028-000-5 & 3420-650-1029-000-2
Address: 2748 SW Casella St., Port St. Lucie, FL
The above-described property is not homestead property.**

SUBJECT TO the following: all covenants, conditions, restrictions, reservations, limitations, easements, zoning regulations, prohibitions imposed by governmental authorities, and taxes and assessments for the current year and subsequent years.

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 31st, 2021.

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:

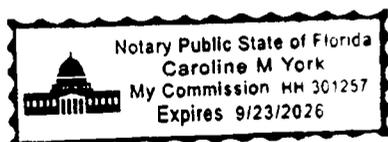
Robert Cote
Witness: ROBERT COTE

Melvin Bush
MELVIN BUSH, Grantor

Caroline York
Witness: CAROLINE YORK

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this 16th day of November, 2022, the foregoing instrument was acknowledged before me by **MELVIN BUSH**, by means of physical presence or online notarization, who is personally known to me or has produced FLDL as identification, who executed the foregoing instrument and acknowledged that he/she executed the same, and who did not take an oath.



Caroline M York
Notary Public: CAROLINE M. YORK