

This Instrument Prepared by and Return to:

**Judy O. Jurcak**

Prime Title Services, LLC

1775 S.W. Gatlin Boulevard #105

Port St. Lucie, FL 34953

Our File No.: **25-017**

Property Appraisers Parcel Identification (Folio) Number: **3420-575-0752-000-2**

Florida Documentary Stamps in the amount of **\$1,785.00** have been paid hereon.

\_\_\_\_\_  
Space above this line for Recording Data \_\_\_\_\_

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the **28th** day of **February, 2025** by **Janieli Delfim Apolinario, a married woman**, whose post office address is **1525 SW Underwood Ave, Port St. Lucie, FL 34953** herein called the Grantor, to **Cemar Realty LLC, a New York Limited Liability Company** whose post office address is **2820 W Port St. Lucie Blvd, Port St. Lucie, FL 34953**, 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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St Lucie County, State of Florida, viz.:

**Lot 1, Block 1501, of PORT ST. LUCIE SECTION SIXTEEN, according to the Plat thereof, as recorded in Plat Book 13, Pages 7, 7A through 7C, of the Public Records of St. Lucie County, Florida.**

**GRANTOR HEREIN EXPRESSLY WARRANTS THIS IS NOT AND HAS NEVER BEEN HOMESTEAD PROPERTY, OR CONTIGUOUS THERETO. SUBJECT PROPERTY IS IN FACT VACANT, UNIMPROVED LAND.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.**

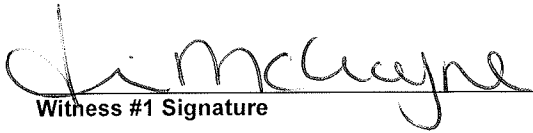
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, and hereby 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, 2024.

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:



Witness #1 Signature

Isis McCloyne

Witness #1 Printed Name

1775 SW Gatlin Blvd, Ste 105

Witness #1 Street Address

Port St. Lucie, FL 34953

Witness #1 City, State Zip



Witness #2 Signature

Judy O. Jurcak

Witness #2 Printed Name

1775 SW Gatlin Blvd, Ste 105

Witness #2 Street Address

Port St. Lucie, FL 34953

Witness #2 City, State Zip

 (Seal)

Janieli Delfim Apolinario

State of Florida  
County of St Lucie

The foregoing instrument was acknowledged before me this 28th day of February, 2025 by Janieli Delfim Apolinario who appeared by ☒ physical presence or ☐ online notarization and has produced Driver's License as identification and who ☐ did ☒ did not take an oath.

SEAL



ISIS MCCLOYNE  
Commission # HH 443589  
Expires September 13, 2027



Notary Public

Isis McCloyne

Printed Notary Name

My Commission Expires:



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## Detail by Entity Name

Foreign Limited Liability Company

CEMAR REALTY LLC

### Filing Information

**Document Number** M16000006889

**FEI/EIN Number** 13-3932911

**Date Filed** 08/26/2016

**State** NY

**Status** ACTIVE

### Principal Address

2820 SW PORT SAINT LUCIE BLVD

PORT SAINT LUCIE, FL 34953

### Mailing Address

2820 SW PORT SAINT LUCIE BLVD

PORT SAINT LUCIE, FL 34953

### Registered Agent Name & Address

RAMIREZ, CESAR

9704 WYLAND CT

WINDERMERE, FL 34786

Name Changed: 03/08/2017

Address Changed: 07/06/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

RAMIREZ, CESAR

9704 WYLAND CT

WINDERMERE, FL 34786

Title MGRM

ABREU, MARINO

9342 QUIET LANE

WINTERGARDEN, FL 34787

Title MGRM

MEREJO, LUIS

1197 SW LIVE OAK COVE

PORT ST. LUCIE, FL 34986

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2023        | 03/06/2023 |
| 2024        | 03/25/2024 |
| 2025        | 04/23/2025 |

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