

Prepared By and Return To:

Elite Title, LLC
Attn: Shawna Eitel
8961 Hypoluxo Road
Lake Worth, FL 33467

Order No.: 19-0441TR

Property Appraiser's Parcel I.D. (folio) Number:
3420-610-0668-000/2

WARRANTY DEED

THIS WARRANTY DEED dated October 18, 2019, by Thomas Wayne Petrillo and Cynthia Laurelle Petrillo, as Trustees of the Petrillo Family Trust, dated April 23, 2016, whose post office address is 2401 SW Valnera Street, Port Saint Lucie, Florida 34953 (the "Grantor"), to CDNK LLC, a Florida limited liability company, whose post office address is 3116 N. Flagler Drive, West Palm Beach, Florida, 33407 (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 No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

Lot 4, Block 1615, Port St. Lucie Section Twenty Three, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 29, of the Public Records of St. Lucie County, Florida.

Said property is not the homestead of the Grantor. The Grantor's homestead is 2401 SW Valnera Street, Port St. Lucie, FL 34953

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: 2018.

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

Thomas Wayne Petrillo and Cynthia Laurelle
Petrillo, as Trustees of the Petrillo Family Trust.
dated April 23, 2016

BY: Thomas Wayne Petrillo
Thomas Wayne Petrillo
Trustee

BY: Cynthia Laurelle Petrillo
Cynthia Laurelle Petrillo
Trustee

Signed, sealed and delivered in presence of:

Kimberly Cordisco
Witness Signature

Kimberly Cordisco
Printed Name of First Witness

Sharon Garrison
Witness Signature

Sharon Garrison
Printed Name of Second Witness

Grantor Address:

2401 SW Valnera Street
Port Saint Lucie, FL 34953

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 15th KC of October, 2019 by Thomas Wayne Petrillo and Cynthia Laurelle Petrillo, as Trustees of the Petrillo Family Trust. dated April 23, 2016, who is personally known to me, or has produced a valid photo ID as identification.

Kimberly Cordisco
Printed Name: _____

Notary/Public

My Commission Expires: _____

