

Prepared by and return to:

Vanessa R. Brown
Liberty Title Company of America
1800 Southeast Port Saint Lucie Boulevard
Port St. Lucie, FL 34952
(772) 335-7474
File No SL-24-190

Parcel Identification No 3420-625-0435-000-6

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20 day of July, 2024 between Karen S. Clark, a married woman, and Tracey S. Miller, a married woman, and Paige S. Maier, a married woman, Grantor, to Sam and Elaine Enterprises LLC, a Florida Limited Liability Company, whose post office address is 2932 Southeast Dalhart Road, Port St. Lucie, FL 34952, of the County of St. Lucie, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

Lot 1, Block 470, PORT ST. LUCIE SECTION TWENTY SIX, according to plat thereof as recorded in Plat Book 14, Page 4, 4A through 4C, of the Public Records of St Lucie County, Florida.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

****The subject property is not the Grantor(s) homestead, nor is it the homestead of their spouse(s), and that the subject property is not contiguous to the homestead of their spouse(s). ****

Karen S. Clark: 3165 Oak Crest Trail, Marietta, GA 30066
Tracey S. Miller: 3001 Cardinal Drive, Delray Beach, FL 33444
Paige S. Maier: 530 Oxford Lakes Run, Milton, GA 30004

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Karen S. Clark
Karen S. Clark

Chris Wilusz
WITNESS
PRINT NAME: Chris Wilusz

ADDRESS: 2835 Cobblestone Dr
Cumming GA 30041

Janine Wilusz
WITNESS
PRINT NAME: Janine Wilusz
ADDRESS: 2835 Cobblestone Dr

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22 day of July, 2024, by Karen S. Clark, who is/are () personally known OR (X) has/have produced GA DL as identification.

Janine Wilusz
Signature of Notary Public
Print, Type/Stamp Name of Notary

(SEAL)



In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tracey S. Miller
Tracey S. Miller

Rebecca Tait
WITNESS
PRINT NAME: Rebecca Tait
ADDRESS: 5415 Verona Dr. APT. K
Boynton Beach FL 33437

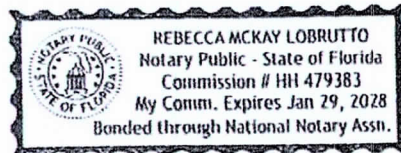
Rebecca Lobritto
WITNESS
PRINT NAME: Rebecca Lobritto
ADDRESS: 5012 Cavalletti Rd.
Lake Worth, FL 33467

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22 day of July, 2024, by Tracey S. Miller, who is/are () personally known OR (X) has/have produced DNCS License as identification.

Rebecca Mckay Lobritto
Signature of Notary Public
Print, Type/Stamp Name of Notary

(SEAL)



In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Paige S. Maier
Paige S. Maier

Chris Wilusz
WITNESS
PRINT NAME: Chris Wilusz
ADDRESS: 2835 Cobblestone Dr
Cumming GA 30041

Janine Wilusz
WITNESS
PRINT NAME: Janine Wilusz
ADDRESS: 2935 Cobblestone Dr
Cumming GA 30041

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22 day of July, 2024, by Paige S. Maier, who is/are () personally known OR (X) has/have produced GA DL as identification.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

(SEAL)

