

RETURN TO:
UNIVERSAL LAND TITLE, INC.
COUNTHOUSE BOX 40

Prepared by and return to:
Universal Land Title, Inc.
Nancy Perella
1908 SE Port St. Lucie Blvd.
Port St. Lucie, FL 34952
2427-601-0010-000-5
File Number: 20767-07

(Space Above This Line For Recording Data)

COPY

Warranty Deed

married adult

This Warranty Deed made this 20th day of December, 2005, between Michael Hofstee whose post office address is 2017 S 10th St., Fort Pierce, FL 34950, grantor, and Charles Bean and Brian Bean, as *Single* adult, whose post office address is *5700 Silver Oak Dr, Fort Pierce, FL 34982*, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 the St. Lucie County, Florida, to-wit:

Beginning at the Northwest corner of Lot 154, MARAVILLA GARDENS, UNIT THREE, according to the Plat thereof, as recorded in Plat Book 6, Page 62, public records of St. Lucie County, Florida; run East 300 feet; thence turn and run South 156 feet; thence turn and run West 300 feet; thence turn and run North 156 feet to the Point of Beginning.

Parcel Identification Number: 2427-601-0010-000-5

Grantor herein expressly warrants this is not his homestead nor is it contiguous to his homestead, and is, in fact, vacant unimproved land

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; 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 31, 2005, restrictions, reservations, covenants and easements of record, if any.

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

Signed, sealed and delivered in our presence:

Nancy Perella
Witness Name: Nancy Perella

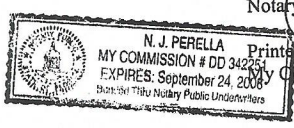
Michael Hofstee
Michael Hofstee

Jill Anderson
Witness Name: Jill Anderson

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 20th day of Dec, 2005, by Michael Hofstee, she () is personally known to me or () has produced Photo ID as identification.

[Signature]
Notary Public



Printed Name: _____
Commission Expires: _____