

Prepared by and Return to:  
Nancy Perella , an employee of  
First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 205  
Port St. Lucie, FL 34984

File No.: 124418-40

## **WARRANTY DEED**

This indenture made on May 14, 2018, by **Melvin A. Braun and Susan E. Braun, husband and wife**, hereinafter called the "grantor",

to **James McHugh** whose address is: 1820 Binney Drive, Fort Pierce, FL 34949, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida**, to-wit:

Lot 37, Block 5, REVISED MAP FORT PIERCE BEACH, according to the Plat thereof, recorded in Plat Book 8, Page(s) 29 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-501-0088-000/5

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 of 2018.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]  
Melvin A. Braun

[Signature]  
Susan E. Braun

**Signed, sealed and delivered in our presence:**

[Signature]  
Witness Signature

Print Name: Karen Benser

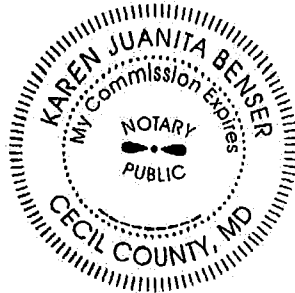
[Signature]  
Witness Signature

Print Name: SANDRA Kern

State of Maryland  
County of Cecil

**The Foregoing Instrument Was Acknowledged** before me on the 9th day of May, 2018 by **Melvin A. Braun and Susan E. Braun, husband and wife** who is/are personally known to me or who has/have produced the following as identification: \_\_\_\_\_

[Signature]  
Notary Public  
Printed Name:  
My Commission expires:



**NON-FOREIGN AFFIDAVIT  
(Individuals)**

BEFORE ME, the undersigned authority, personally appeared **Melvin A. Braun and Susan E. Braun, husband and wife** who after being duly sworn deposes and says as follows:

1. Melvin A. Braun and Susan E. Braun, husband and wife (hereinafter referred to as "Seller") is the owner of the following described real estate ("Property"):

Lot 37, Block 5, REVISED MAP FORT PIERCE BEACH, according to the Plat thereof, recorded in Plat Book 8, Page(s) 29 of the Public Records of St. Lucie County, Florida.

2. Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a U.S. real property interest must withhold tax at a rate of 15% of the amount realized on the disposition if the transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the transfer of the above-described property by Seller, the undersigned hereby swears, affirms and certifies, as applicable, the following:

**U.S. CITIZEN:**

a. Seller is a U.S. citizen and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.

b. Seller's Legal Name(s): Melvin A. Braun and Susan E. Braun, husband and wife

c. Seller's Social Security Number(s): 216-741-0911 and 214-78-3344

d. Seller's Home Address: , ,

**RESIDENT ALIEN (Green Card Test):**

a. Seller is a resident alien as evidenced by the copy of their "green card", a true copy of which is attached hereto and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.

b. Seller's Legal Name(s): Melvin A. Braun and Susan E. Braun, husband and wife

c. Seller's Social Security or Tax ID Number(s):

d. Seller's Home Address: , ,

**RESIDENT ALIEN (Substantial Presence Test):**

a. Seller meets the "substantial presence test" pursuant to the Internal Revenue Code and Income Tax Regulations as evidenced by the completed formula attached hereto and hereby incorporation into this certification and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.

b. Seller's Legal Name(s): Melvin A. Braun and Susan E. Braun, husband and wife


c. Seller's Social Security or Tax ID Number(s):


d. Seller's Home Address: , ,

3. Seller understands that this certification may be disclosed to the Internal Revenue Service by Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.

4. Under penalties of perjury, the undersigned hereby declare that they have examined this certificate and, to the best of the undersigned's knowledge and belief, it is true, correct and complete, and the undersigned further declares that they have the authority to sign this document as Seller.

5. Seller hereby acknowledges that, in addition to punishment by fine, imprisonment or both as above set forth, this instrument is given for the purpose of inducing **James McHugh** to purchase the property and First International Title, Inc. as agent of Fidelity National Title Insurance Company to insure title to the Property and act as disbursing agent, with respect thereto. Seller further acknowledges that this affidavit is given with full understand that said parties will rely upon same to establish the truth of the facts set forth herein and understands the civil liability for any misrepresentation herein.

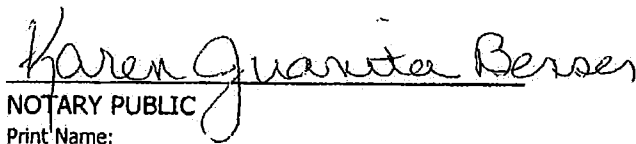
  
\_\_\_\_\_  
Melvin A. Braun

  
\_\_\_\_\_  
Susan E. Braun

State of Maryland

County of Cecil

**Sworn To, Subscribed and Acknowledged** before me on May 9<sup>th</sup> 2018, by  
Melvin A. Braun and Susan E. Braun, husband and wife, who is/are personally known to me or who  
has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Print Name:  
My Commission Expires:

