

ATTORNEYS AT LAW

**MILDNER & ASSOCIATES, P.A.**

ROY T. MILDNER, Esq.

OF COUNSEL

GLENN M. BLAKE, Esq.

MICHAEL R. OHLE, Esq.

LOUIS N. LARSEN, Esq.

October 27, 2021

City of Ft. Pierce  
Jennifer Hofmeister  
100 N US 1  
Ft. Pierce, FL 34950

*Sent Via Email: [jhofmeister@cityoffortpierce.com](mailto:jhofmeister@cityoffortpierce.com)*

In Re: Release of Unity of Title  
1569 Thumb Point Drive

Dear Ms. Hofmeister:

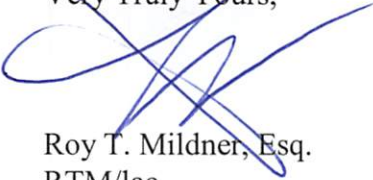
Please be advised the undersigned law firm represents Jerry and Kristina Walters with regard to the above referenced matter. Several years ago, Unity Title was obtained for this property as the homeowners wished to incorporate the vacant lot next door for gardening purposes thereby fencing both the residence and the vacant lot together. The city ordinances did not allow the fencing of a vacant lot separately and therefore the unity of title was necessary for this purpose.

Since that time the home has been sold and the fence has been removed from the vacant lot which is still owned by my clients. I have enclosed herewith a copy of the unity of title. Pursuant to the terms of the unity of title now that the fence has been removed and my client's would like to obtain a release from the Fort Pierce City Commission pursuant to Paragraph 2 so that the lot may be conveyed to the perspective purchasers. Please put this matter on the next agenda, if necessary, in order to obtain said release.

423 DELAWARE AVENUE • FORT PIERCE, FLORIDA 34950  
(772) 464-8008 800-793-8008 FAX (772) 464-8233  
WWW.FLORIDALEGAL.COM

If you should have any questions, please feel free to contact my office.

Very Truly Yours,

A handwritten signature in blue ink, appearing to be 'Roy T. Mildner', written over the text 'Very Truly Yours,'.

Roy T. Mildner, Esq.  
RTM/lac

cc: clients  
First International Title, [Shonda.boatright@firstintitle.com](mailto:Shonda.boatright@firstintitle.com)

Corrective Copy to include definition of both properties  
being unified.

UNITY OF TITLE

BY THESE PRESENTS, Jerry C. Walters and Kristina W. Walters hereinafter referred to as "Owner(s)", for other good and valuable considerations, hereby agrees to restrict the use of lands more particularly described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the City Commission for the City of Fort Pierce, Florida.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of St. Lucie County.

Signed, sealed, executed and acknowledged on the 2nd day of June, 2015, in St. Lucie County, Florida.

WITNESSES:

Zelda Peterson  
Signature:  
Zelda Peterson  
Name Printed

Cheryl Freeman  
Signature:  
Cheryl Freeman  
Name Printed

OWNER(S):

By: Jerry C. Walters  
Signature

Jerry C. Walters  
Name Printed  
Address: 1573 Thumb Point Drive

By: Kristina W. Walters  
Signature

Kristina W. Walters  
Name Printed  
Address: 1573 Thumb Point Drive

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4083739 OR BOOK 3760 PAGE 147  
RECORDED: 06/22/2015 04:15 PM

STATE OF COUNTY OF FLORIDA  
COUNTY OF St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 2nd day of June, 2015 by Jerry C. Walters and Kristina W. Walters. He or she ( ) is personally known to me or ( ) has produced DL as identification.

NOTARY PUBLIC

Cheryl Freeman  
Signature  
Cheryl Freeman  
Name Printed

My Commission Expires:

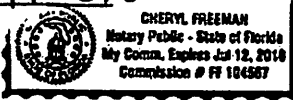


Exhibit "A" is the legal description of all properties to be included in this UoT

Esrow File No: R16046937

Unoccupied vacant lot at:

EXHIBIT "A"

LOT 3, BLOCK 7, OF THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

To be unified with occupied homestead at:

LOT 2, BLOCK 7, THUMB POINT, according to the Plat thereof, as recorded in Plat Book 10, Page 79, public records of St. Lucie County, Florida.