

Prepared by and return to:

Frank H Fee, III
Attorney at Law
Fee & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: **FPUA HEMINGWAY**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of June, 2022 between **City of Fort Pierce for the benefit of the Fort Pierce Utilities Authority** whose post office address is **P. O. Box 3191, Fort Pierce, FL 34948**, grantor, and **Paul H. Hemmingway and Laurel Mae Hemmingway, husband and wife** whose post office address is **225 South US Highway 1, Fort Pierce, FL 34950**, 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 **Saint Lucie County, Florida** to-wit:

The South 1/2 of Lot 10 and all of Lot 11, Block 7, according to the plat of CARLTON'S ADDITION TO FORT PIERCE, Section 10, Township 35 South, Range 40 East, as recorded in Plat Book 1 at page 187 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2410-701-0075-000-3

SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.

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, 2021**.

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:

City of Fort Pierce for the benefit of the Fort Pierce Utilities Authority

Witness Name: _____

By: _____
Linda Hudson, Mayor

Witness Name: _____

ATTEST:

By: _____
Linda Cox, City Clerk

State of Florida
County of Saint Lucie

The foregoing instrument was Acknowledged before me by means of physical presence or online notarization, this 30th day of June, 2022 by Linda Hudson, Mayor of the City of Fort Pierce for the benefit of the Fort Pierce Utilities Authority, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____