

This Document Prepared By and Return to:  
Brinni Jackson  
Structure Title Services  
7401 Wiles Road, Suite 114  
Coral Springs, FL 33067

Parcel ID Number: 2421-506-0090-000/9

## Warranty Deed

This Indenture, Made this 11th day of October, 2024 A.D., Between  
**JONATHAN PEREYO, individually and as Personal Representative of the ESTATE OF  
PATRICIA FAULK a/k/a PATRICIA ANN HUCKABEE, deceased**

of the County of **Alachua**, State of **Florida**, grantor, and  
**WILFRID CHARMANT and DARLINE CHARMANT, husband and wife**

whose address is: **908 Grandview Boulevard, Fort Pierce, FL 34982**

of the County of **Saint Lucie**, State of **Florida**, grantees.

**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
**TEN DOLLARS (\$10)**

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns  
forever, the following described land, situate, lying and being in the County of **Saint Lucie**,  
State of **Florida** to wit:

**LOT(S) 14, 15 AND 16, BLOCK F, MARAVILLA ESTATES, A SUBDIVISION, ACCORDING TO THE  
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 77, OF THE PUBLIC RECORDS  
OF ST. LUCIE COUNTY, FLORIDA.**

Subject to: (1) Taxes for the year 2024 and subsequent years; (2) zoning and/or restrictions and  
prohibitions imposed by governmental authority; (3) restrictions and other matters appearing on  
the Plat and/or common to the subdivision; (4) utility easements of record.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the  
Grantor. The Grantor's HOMESTEAD address is 2025 NW 89 Drive, Gainesville, FL 32606.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons  
whomsoever.

**Warranty Deed - Page 2**

Parcel ID Number: 2421-506-0090-000/9

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

Signed, sealed and delivered in our presence:

**JONATHAN PEREYO, individually and as  
Personal Representative of the ESTATE OF  
PATRICIA FAULK a/k/a PATRICIA ANN  
HUCKABEE, deceased**

By: [Signature]  
**JONATHAN PEREYO, individually and as  
Personal Representative**

P.O. Address: 2025 NW 89 Drive, Gainesville, FL 32606

[Signature]

Printed Name: Andrea Smith-Roundtree  
Witness

[Signature]

Printed Name: Uakaya Jackson  
Witness

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 11<sup>th</sup> day of **October**, 2024, by

**JONATHAN PEREYO, individually and as Personal Representative of the ESTATE OF  
PATRICIA FAULK a/k/a PATRICIA ANN HUCKABEE, deceased**

who is personally known to me or who has produced his

**Florida's driver license**

as identification

[Signature]

Printed Name: Andrea Smith-Roundtree  
Notary Public

My Commission Expires: March 30, 2026



# LEGAL DESCRIPTION AND CERTIFICATION

LOT 14, 15 AND 16, BLOCK F, MARAVILLA ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 77, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FL.

Community Number: 120286 Panel: 0187 Suffix: K F.I.R.M. Date: Flood Zone: X Field Work: 8/28/2024

Certified To:  
 WILFRID CHARMANT AND DARLINE CHARMANT; STRUCTURE TITLE SERVICES; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; DEEPHAVEN MORTGAGE, LLC, ISAOA/TIMA

Property Address:  
 908 GRANDVIEW BOULEVARD  
 FORT PIERCE, FL 34982

Survey Number: 651950

Client File Number: CHAW9273

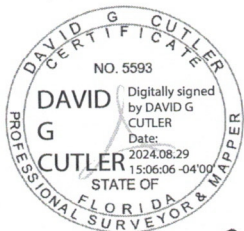
ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
DW	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R.W.	RIGHT-OF-WAY
(R)	RADIAL / RADIUS
S.I.R.	SET IRON ROD
T.O.B.	TOP OF BANK
U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE



SURVEYORS CERTIFICATE  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)   
 DAVID G CUTLER  
 PROFESSIONAL SURVEYOR AND MAPPER #5593

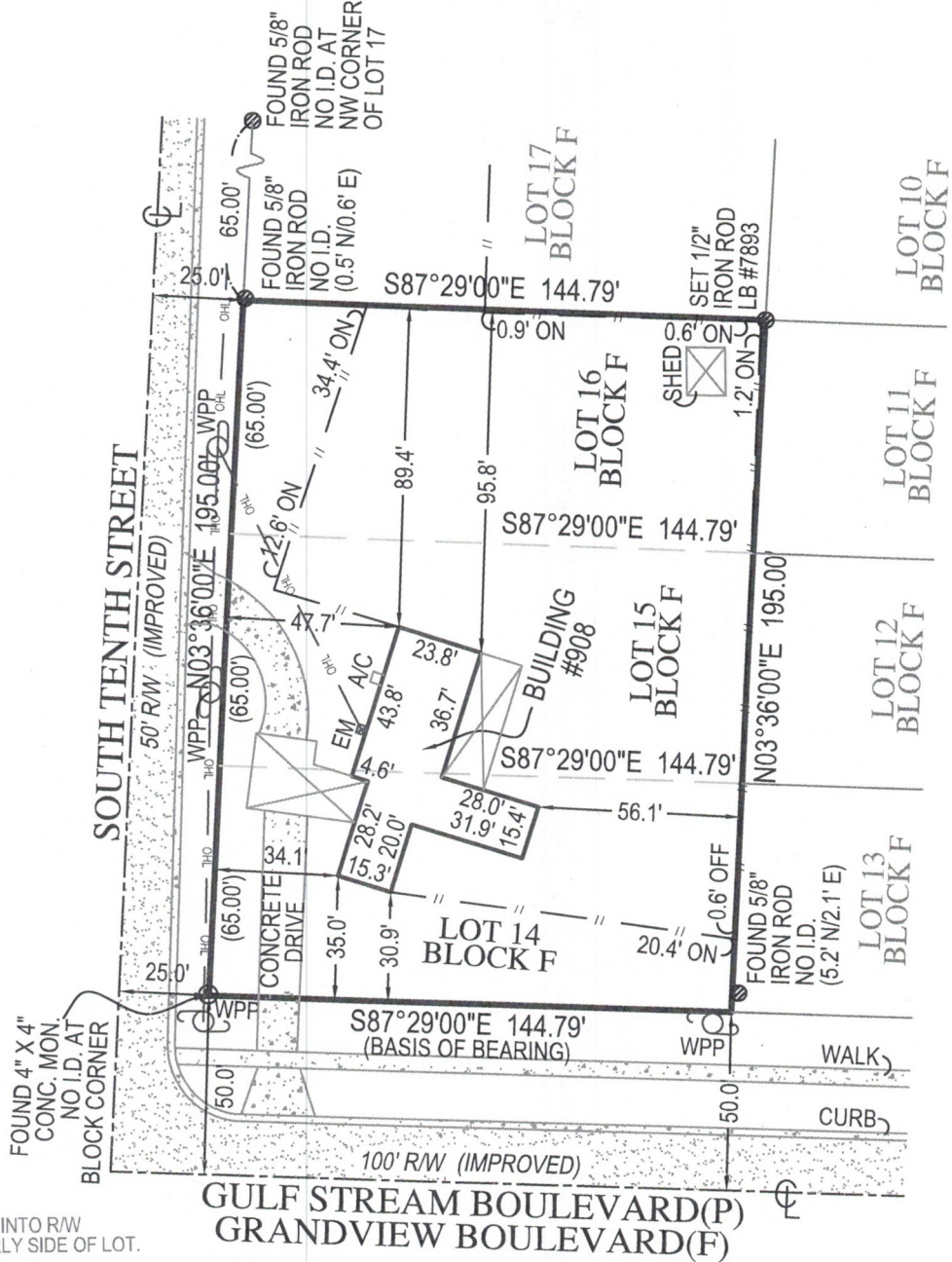
PRINTING INSTRUCTIONS:  
 WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES  
 (NOT COMPLETE WITHOUT PAGE 2)



**SERVING FLORIDA**  
 6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE (561) 640-4800  
 STATEWIDE PHONE (800) 226-4807  
 STATEWIDE FACSIMILE (800) 741-0576  
 WEBSITE: <http://targetsurveying.net>

# BOUNDARY SURVEY



## SURVEY NOTES

CONCRETE DRIVE CROSSING INTO R/W  
ON SOUTHERLY AND WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY  
OF THE PROPERTY.

(F) PER FIELD OF OBSERVATIONS  
WPP - WOOD POWER POLE  
EM - ELECTRIC METER

PAGE 2 OF 2 PAGES  
(NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:  
651950

## GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

# TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveying.net>

**BOUNDARY AND LOT SPLIT SURVEY**

Prepared For: Wilfrid Charmont

Address: 908 GRANDVIEW BOULEVARD, FORT PIERCE, FLORIDA 34982

**LEGAL DESCRIPTION:**

PARENT PARCEL ID: 2421-506-0090-000-9 DESCRIBED AS FOLLOWS: LOTS 14, 15 AND 16, BLOCK F, MARAVILLA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 77, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. TOTAL AREA = 28,229.01 SQ.FT. = 0.648 ACRES.

PARCEL A DESCRIBED AS FOLLOWS: LOTS 14 AND 15, LESS NORTH 10 FEET OF LOT 15, BLOCK F, MARAVILLA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 77, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. TOTAL AREA = 17,371.44 SQ.FT. = 0.399 ACRES.

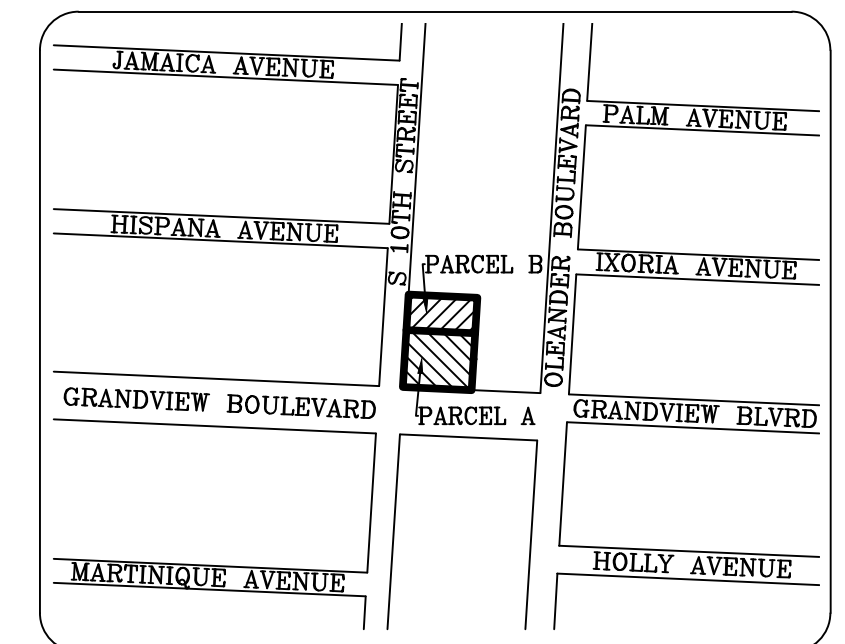
PARCEL B DESCRIBED AS FOLLOWS: LOT 16 AND NORTH 10 FEET OF LOT 15, BLOCK F, MARAVILLA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 77, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. TOTAL AREA = 10,857.57 SQ.FT. = 0.249 ACRES.

**SURVEYORS NOTES AND REPORT:**

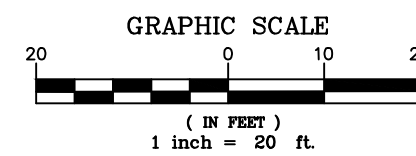
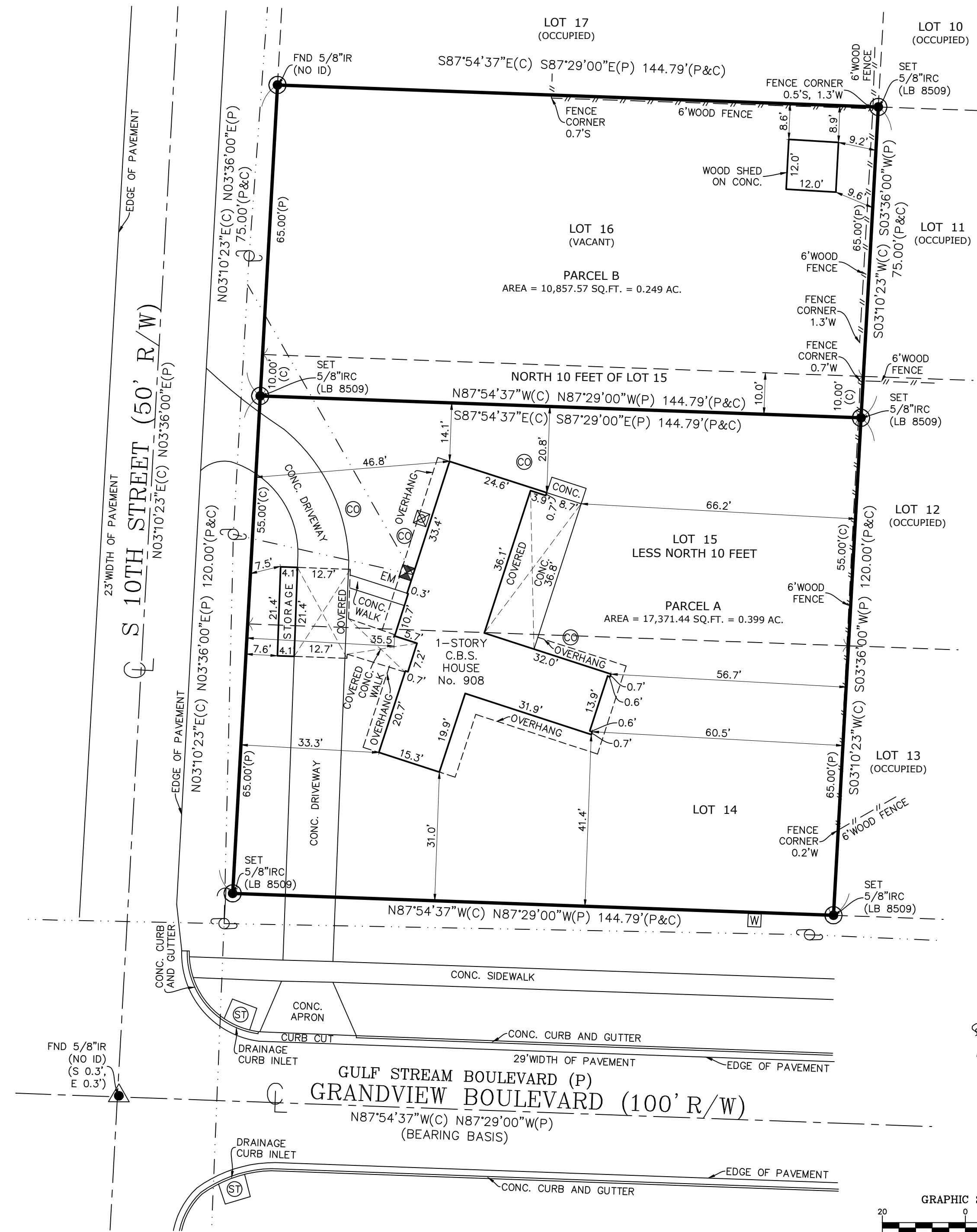
1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 7, 2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF AERO LAND SURVEYORS - FLORIDA SOUTH EAST, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 7, 2024.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT.
5. PARCELS CONTAIN A TOTAL OF 28,229.01 SQUARE FEET (0.648 ACRES).
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE THE CENTER LINE GRANDVIEW BOULEVARD, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TOPCON HARDWARE TOGETHER WITH MAGNET SURVEY REALTIME PROCESSING AND WAS BASED ON "L-NET" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0187K HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. COMPUTED (C) AS SHOWN REFERS TO FLORIDA STATE PLANE AND REFLECTS A DECLINATION OF 0°25'37". THIS IS THE DIFFERENCE BETWEEN FLORIDA STATE PLANE AND PLAT BEARINGS.

**SYMBOL & ABBREVIATION LEGEND:**

⊙	CLEAN OUT	LB	LICENSED BUSINESS
EM	ELECTRIC METER	FND	FOUND
⊙	STORM MANHOLE	IR	IRON ROD
W	WATER METER	IRC	IRON ROD WITH CAP
⊙	CENTER LINE	(C)	CALCULATED
R/W	RIGHT-OF-WAY	(P)	PER PLAT
⊙	PROPERTY CORNER	CONC.	CONCRETE
⊙	POINT CONTROL		
⊙	WOOD POWER POLE		
—	OVER HEAD WIRES		
⊙	GUY ANCHOR		
⊙	AIR CONDITIONER		
C.B.S.	CONCRETE BLOCK STRUCTURE		



ST. LUCIE COUNTY, FLORIDA  
**VICINITY MAP**  
NO SCALE



REVISION: COMPUTED BEARINGS UPDATED ON DECEMBER 4, 2024

 <b>AERO LAND SURVEYORS</b> FLORIDA SOUTHEAST, INC. 570 SE PORT ST LUCIE BLVD, PORT ST. LUCIE, FL 34984 TEL. 772-237-4993 L.B. CERTIFICATE OF AUTHORIZATION 8509    EMAIL: FSE@AEROLANDSURVEYORS.COM	
LOTS: 14, 15 AND 16    BLOCK: F    SECTION: N/A	
PLAT BOOK AND PAGE: BOOK 8, PAGE 77	
MAP OF: "MARAVILLA ESTATES"	
TITLE NO.: N/A	
MAP FILED DATE: N/A	
COUNTY TAX MAP ID: 2421-506-0090-000-9	
SITUATED IN: ST. LUCIE COUNTY, FLORIDA	
CERTIFIED TO	WILFRID CHARMONT

NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER, 2024 AND POINTS THAT WERE FOUND OR SET ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER HENN    SIGNATURE DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION #6608

JOB NO.: FSE24-807  
DATE: DECEMBER 4, 2024