

Prepared by:
Brittany Clyatt
Cove Harbour Title Services, LLC
311 S. 2nd Street, Suite 102-A
Ft. Pierce, Florida 34950
File Number: 24-0029

General Warranty Deed

Made this June 10, 2024 A.D., By Theodore Alston, Jr., as Personal Representative of the Estate of Kenneth W Lewis, whose post office address is: 718 N Lucia Avenue, Unit A, Redondo Beach, California 90277, hereinafter called the grantor, to John Peter Richer Armand, a married man, whose post office address is: 1118 Avenue F, Fort Pierce, Florida 34950, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

See Attached Exhibit "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

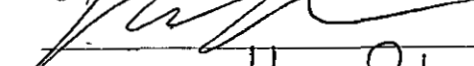
Parcel ID Number: 2404-822-0019-000-6

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.

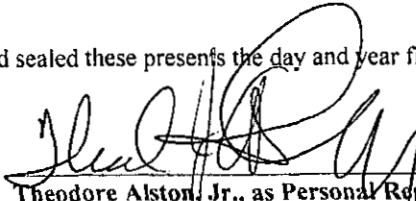
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name: Harry Pale
Address: 2509 Walnut Ave
Manhattan Beach CA 90266

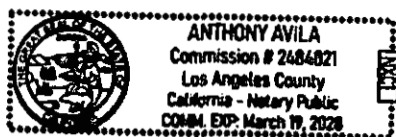



(Seal)
Theodore Alston, Jr., as Personal Representative of the Estate
of Kenneth W Lewis,
Address: 718 N Lucia Avenue, Unit A, Redondo Beach, California 90277

Witness Printed Name: Andrew Toma
Address: 21143 Hawthorne blvd, Torrance, CA, 90503

State of California
County of Los Angeles

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 10th day of June, 2024, by Theodore Alston, Jr., as Personal Representative of the Estate of Kenneth W Lewis, who is/are personally known to me or who has produced CA DL] as identification.





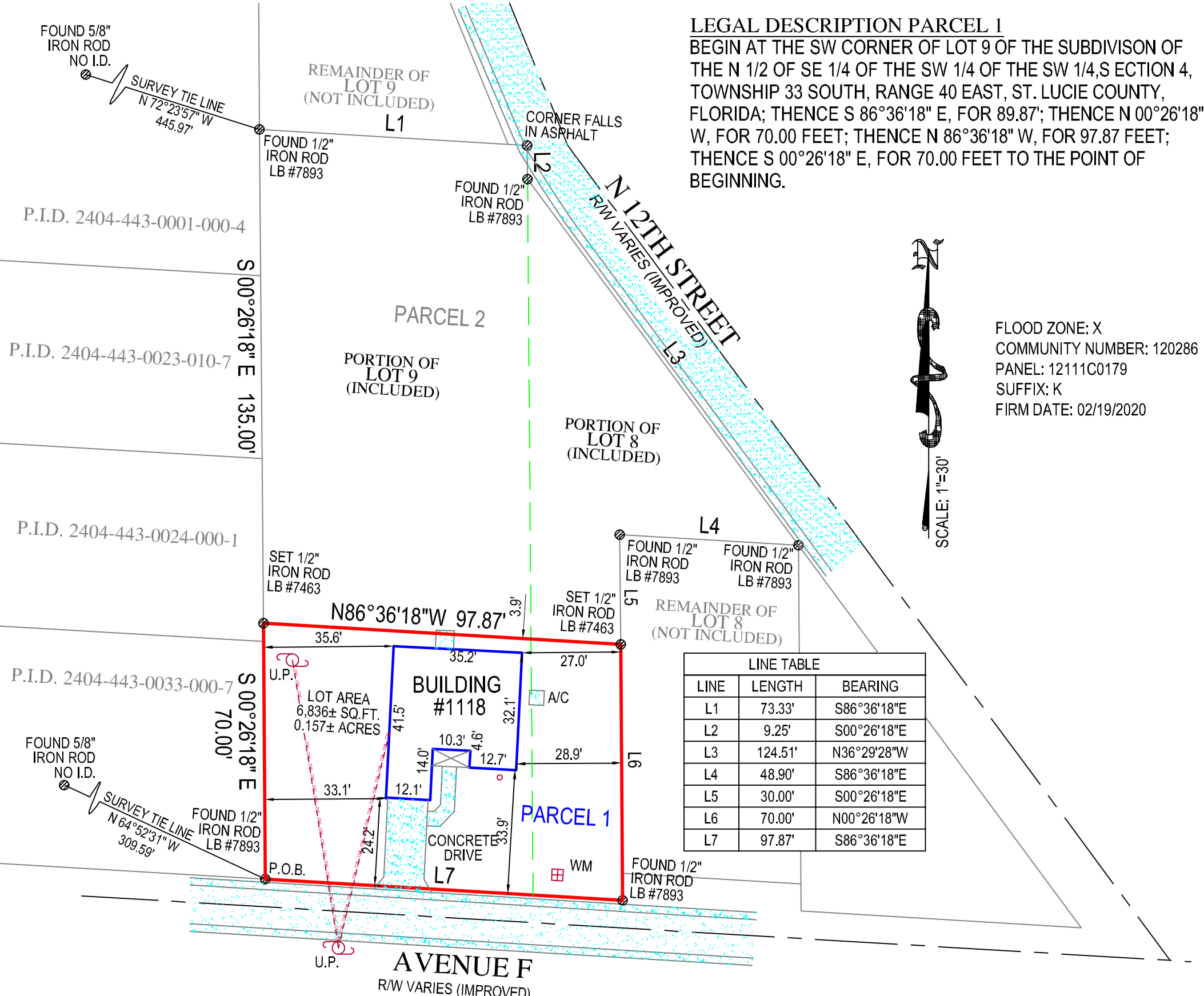
Notary Public
Print Name: Anthony Avila
My Commission Expires: March 19, 2028

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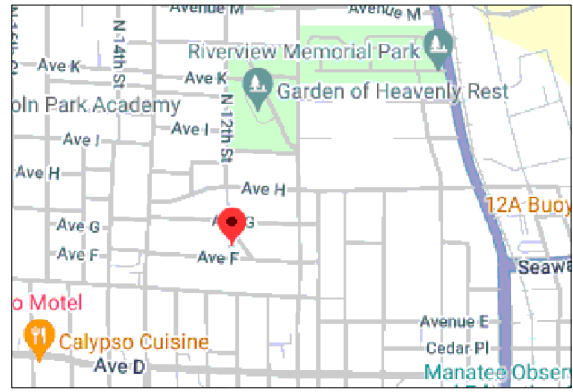
Exhibit "A"

Legal Description

BEGIN AT THE SW CORNER OF LOT 9 OF THE SUBDIVISION OF THE N 1/2 OF SE 1/4 OF THE SE 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;
THENCE N 205 FEET; THENCE E 73.33 FEET TO EAST LINE OF LOT 9; THENCE SOUTH 9.25 FEET;
THENCE SOUTHEASTERLY 124.39 FEET; THENCE WEST 48.9 FEET; THENCE SOUTH 100 FEET;
THENCE WEST 97.87 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION PARCEL 1
 BEGIN AT THE SW CORNER OF LOT 9 OF THE SUBDIVISION OF THE N 1/2 OF SE 1/4 OF THE SW 1/4, SECTION 4, TOWNSHIP 33 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE S 86°36'18" E, FOR 89.87'; THENCE N 00°26'18" W, FOR 70.00 FEET; THENCE N 86°36'18" W, FOR 97.87 FEET; THENCE S 00°26'18" E, FOR 70.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

LEGEND

- FLOOD ZONE: X
 - COMMUNITY NUMBER: 120286
 - PANEL: 12111C0179
 - SUFFIX: K
 - FIRM DATE: 02/19/2020
- A/C AIR CONDITIONER
 - B.F.P. BACKFLOW PREVENTER
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - EL. ELEVATION
 - F.F. FINISHED FLOOR
 - I.D. IDENTIFICATION
 - L. LENGTH
 - L.B. LICENSED BUSINESS
 - M. MEASURED
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - P. PLAT
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - PG. PAGE
 - P.B. PLAT BOOK
 - PK PARKER KYLON NAIL
 - R. RADIUS
 - R/W RIGHT OF WAY
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - CL CENTERLINE
 - & AND
 - # NUMBER
 - Δ DELTA OR CENTRAL ANGLE
 - CONCRETE CONCRETE
 - CHAIN LINK FENCE CHAIN LINK FENCE
 - WOOD FENCE WOOD FENCE
 - MISCELLANEOUS FENCE MISCELLANEOUS FENCE
 - P.O.B. POINT OF BEGINNING

LINE	LENGTH	BEARING
L1	73.33'	S86°36'18"E
L2	9.25'	S00°26'18"E
L3	124.51'	N36°29'28"W
L4	48.90'	S86°36'18"E
L5	30.00'	S00°26'18"E
L6	70.00'	N00°26'18"W
L7	97.87'	S86°36'18"E

- NOTES:**
- LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING FOR LOT SPLIT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERLY PROPERTY LINE, HAVING A BEARING OF S86°36'18"E.

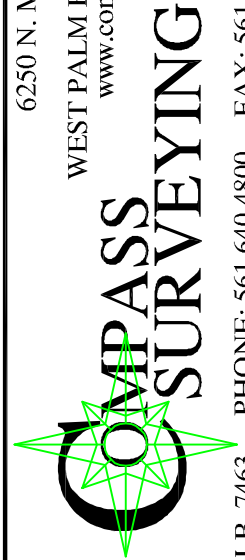
SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

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

SKETCH AND DESCRIPTION FOR LOT SPLIT OF
1118 AVENUE F
FORT PIERCE, FL 34950
 PREPARED FOR
JOHN ARMAND

Project	C-655992	Sheet	
Date	09/24/2024		
Scale	1"=30'		1 OF 1

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net



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