

Prepared by and return to:

Kristina Stabile
Premier Title Partners - Gold
10850 US Highway 1, Port St. Lucie, FL 34952
(772) 732-2311
File No PREMG24-331S

Parcel Identification No 2421-613-0010-000-4

[Space Above This Line for Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made the 18 day of May, 2024 between John E. Duffin, III and Jane S. Duffin, husband and wife, whose post office address is 1217 Main Street, Brewster, MA 02631, of the County of Barnstable, Commonwealth of Massachusetts, Grantors, to Maria Villardi Fernandez and Felix Fernandez, wife and husband, whose post office address is 1515 Pine Hollow Drive, Fort Pierce, FL 34982, of the County of St. Lucie, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

Lots 10 and 11, Pine Valley Subdivision, according to the Plat thereof, as recorded in Plat Book 24, Page 11, of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Caprice M Desroches
WITNESS
Caprice M Desroches
Printed Name of First Witness
Address:
74 West St
Carver MA 02330


John E. Duffin, III
John E. Duffin, III
Jane S. Duffin
Jane S. Duffin

Clayton R. O'Connor
WITNESS
Clayton R. O'Connor
Printed Name of Second Witness
Address:
1199 Main Street
Brewster, MA 02631

STATE OF MASSACHUSETTS
COUNTY OF Barnstable

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2024, by John E. Duffin, III and John B. Duffin, III, as Attorney-In-Fact for Jane S. Duffin.

Caprice M Desroches
Signature of Notary Public
Print, Type/Stamp Name of Notary
Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: license

 **Caprice M Desroches**
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Comm. Expires February 8, 2030

Page 1 of 3 in order 1152
File number: APR-2024-1152

Completed: 4/30/2024
Surveyed: 4/29/2024

Client: PREMIER TITLE PARTNERS OF FLORIDA
Lender: ACOPIA, LLC
Buyer: FELIX ALBERTO FERNANDEZ AND MARIA D VILLARDI FERNANDEZ
Seller: JOHN E. DUFFIN III AND JANE S. DUFFIN

COMMUNITY NUMBER: 120286
PANEL: 0187 SUFFIX: K
INDEX DATE: 08/18/14
F.I.R.M DATE: 2/19/2020
ZONE: X

Premises: 1515 PINE HOLLOW DRIVE, FORT PIERCE, FLORIDA 34982 ST. LUCIE

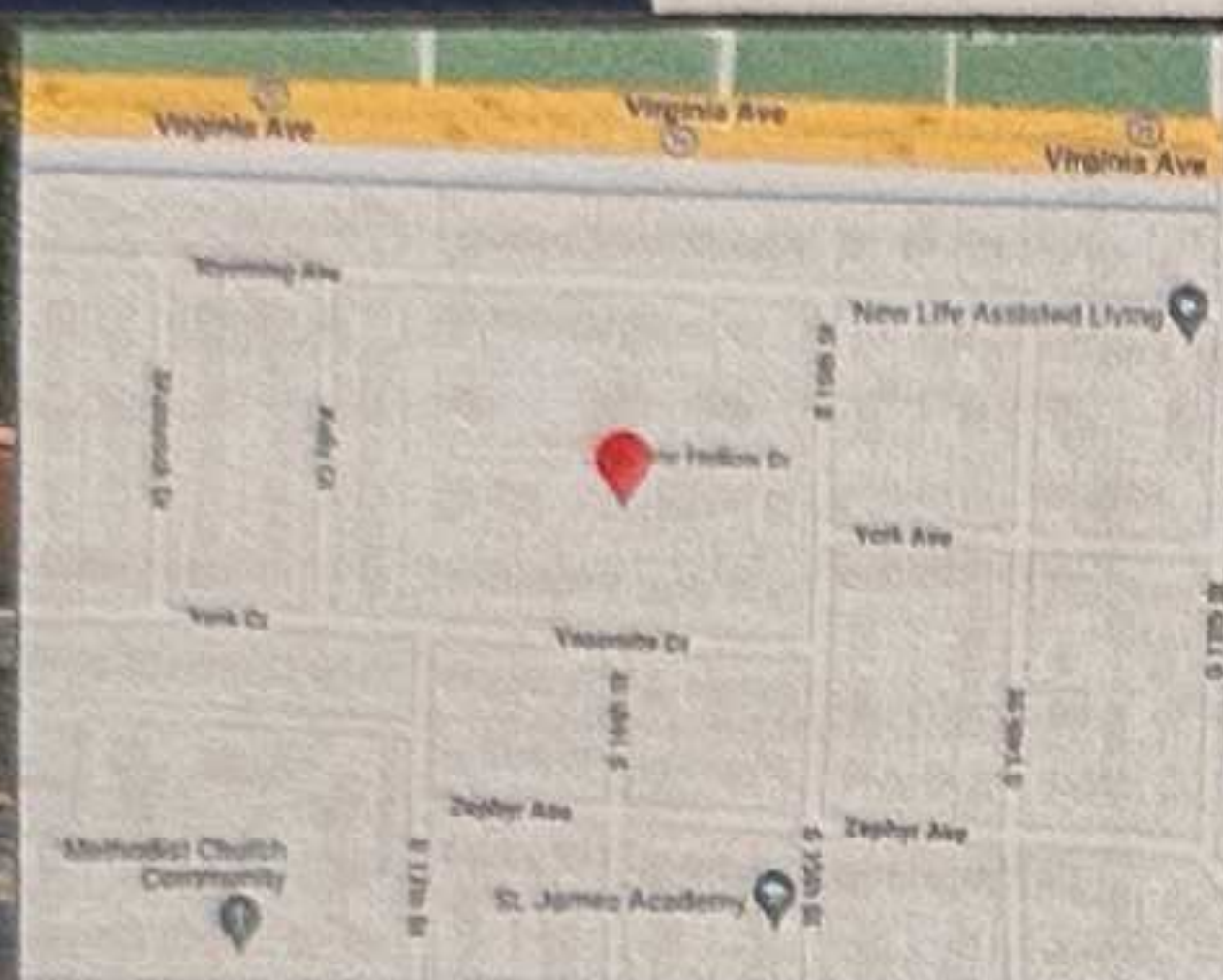


CERTIFIED TO: PREMIER TITLE PARTNERS OF FLORIDA LLC , ACOPIA, LLC, FELIX ALBERTO FERNANDEZ AND MARIA D VILLARDI FERNANDEZ, STEWART TITLE GUARANTY COMPANY

LEGAL DESCRIPTION: LOTS 10 AND 11, PINE VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



2404.5576
BOUNDARY SURVEY
ST. LUCIE COUNTY



PROPERTY ADDRESS:
1515 PINE HOLLOW DRIVE, FORT PIERCE, FLORIDA 34982

SURVEY NUMBER: 2404.5576

DATE SIGNED: 04/30/24

FIELD WORK DATE: 4/29/2024

REVISION DATE(S):
(REV. 0 4/30/2024)

POINTS OF INTEREST
1. CONCRETE DRIVEWAY OVER 10' UTILITY EASEMENT

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



JOHN E. KROBATH
State of Florida Professional Surveyor and Mapper
License Number 7368
Exacta Land Surveyors, LLC | LB# 8291

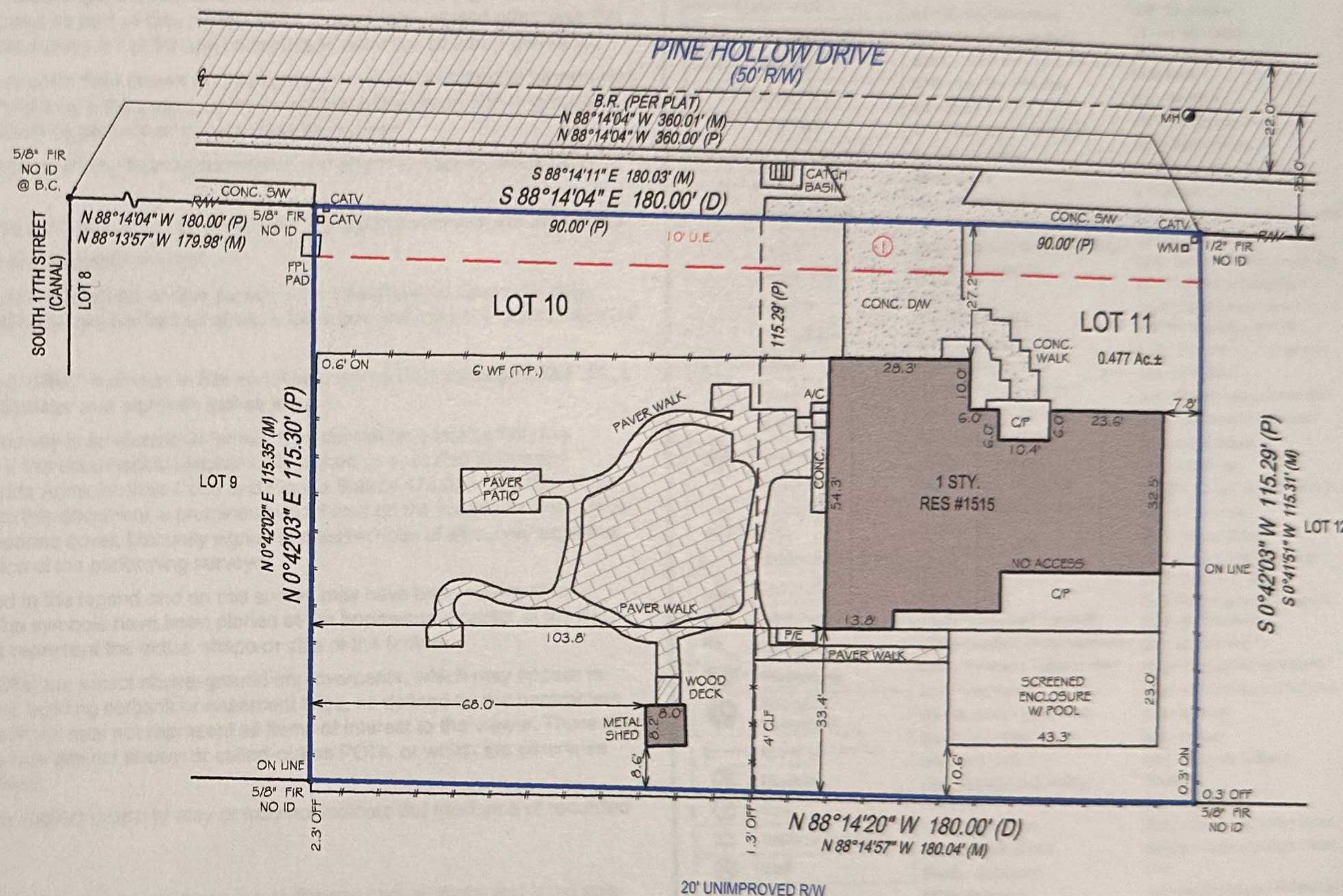


Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
181 West Broadway Street, Suite 1001, Oviedo, FL 32765

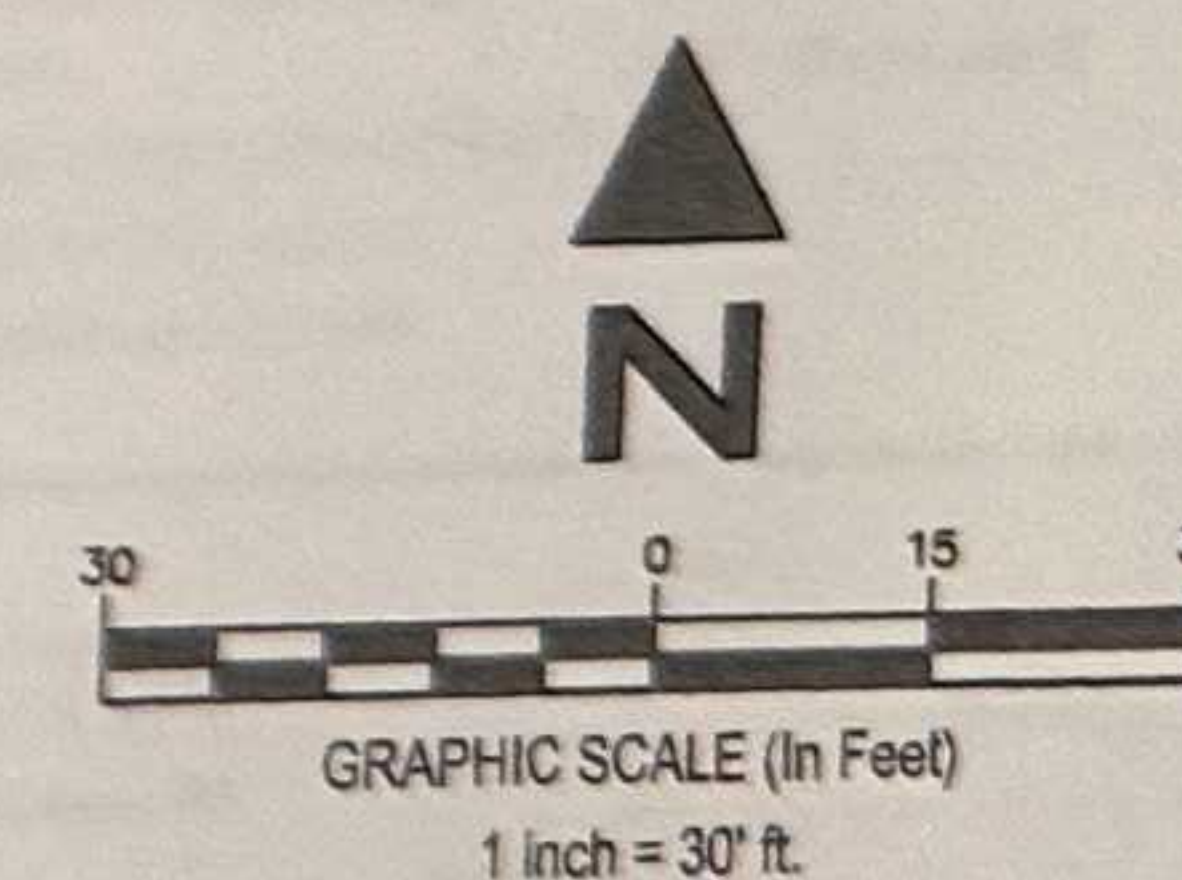


AFFILIATE MEMBERS

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT



PROPERTY ADDRESS:
1515 PINE HOLLOW DRIVE, FORT PIERCE, FLORIDA 34982

SURVEY NUMBER: 2404.5576

CERTIFIED TO:
FELIX ALBERTO FERNANDEZ AND MARIA D VILLARDI FERNANDEZ;
PREMIER TITLE PARTNERS OF FLORIDA LLC ; STEWART TITLE GUARANTY
COMPANY; ACOPIA, LLC

DATE SIGNED: 04/30/24

BUYER: Felix Alberto Fernandez and Maria D Villardi Fernandez

LENDER: ACOPIA, LLC

TITLE COMPANY: PREMIER TITLE PARTNERS OF FLORIDA LLC

COMMITMENT DATE: CLIENT FILE NO: 1152

LEGAL DESCRIPTION:
LOTS 10 AND 11, PINE VALLEY SUBDIVISION, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 11, OF THE PUBLIC
RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY
OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE
X. THIS PROPERTY WAS FOUND IN CITY OF FORT PIERCE, COMMUNITY
NUMBER 120286, PANEL NUMBER 0187 DATED 2/19/2020.

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF NORTH 88 DEGREES 14 MINUTES 04 SECONDS WEST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE HOLLOW DRIVE, LOCATED WITHIN PINE VALLEY SUBDIVISION ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

GENERAL SURVEYORS NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

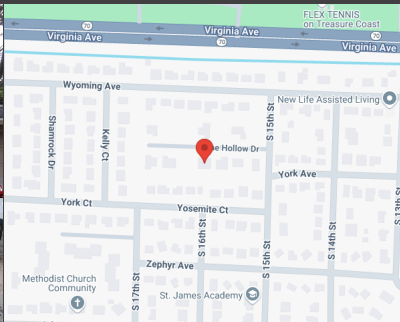
LINETYPES	ABBREVIATIONS	FIP - Found Iron Pipe	Surveyor
Boundary Line	(C) - Calculated	FIPC - Found Iron Pipe & Cap	PLT - Planter
Center Line	(D) - Deed	FIR - Found Iron Rod	POB - Point of Beginning
Chain Link or Wire Fence	(F) - Field	FIRC - Found Iron Rod & Cap	POC - Point of Commencement
Easement	(M) - Measured	FN - Found Nail	PRC - Point of Reverse Curvature
Edge of Water	(P) - Plat	FN&D - Found Nail & Disc	PRM - Permanent Reference Monument
Iron Fence	(R) - Record	FRRSFK - Found Rail Road Spike	PSM - Professional Surveyor & Mapper
Overhead Lines	(S) - Survey	GAR - Garage	PT - Point of Tangency
Structure	A/C - Air Conditioning	GM - Gas Meter	PUE - Public Utility Easement
Survey Tie Line	AE - Access Easement	ID - Identification	R - Radius or Radial
Vinyl Fence	ANE - Anchor Easement	IE/EE - Ingress/Egress Easement	R/W - Right of Way
Wall or Party Wall	ASBL - Accessory Setback Line	ILL - Illegible	RES - Residential
Wood Fence	B/W - Bay/Box Window	INST - Instrument	RGE - Range
	BC - Block Corner	INT - Intersection	ROE - Roof Overhang Easement
	BFP - Backflow Preventer	IRRE - Irrigation Easement	RP - Radius Point
	BLDG - Building	L - Length	S/W - Sidewalk
	BLK - Block	LAE - Limited Access Easement	SBL - Setback Line
	BM - Benchmark	LB# - License No. (Business)	SCL - Survey Closure Line
	BR - Bearing Reference	LBE - Limited Buffer Easement	SCR - Screen
	BRL - Building Restriction Line	LE - Landscape Easement	SEC - Section
	BSMT - Basement	LME - Lake/Landscape Maintenance Easement	SEP - Septic Tank
	C - Curve	LS# - License No. (Surveyor)	SEW - Sewer
	C/L - Center Line	MB - Map Book	SIRC - Set Iron Rod & Cap
	C/P - Covered Porch	ME - Maintenance Easement	SMWE - Storm Water Management Easement
	C/S - Concrete Slab	MES - Mitered End Section	SN&D - Set Nail and Disc
	CATV - Cable TV Riser	MF - Metal Fence	SQFT - Square Feet
	CB - Concrete Block	MH - Manhole	STL - Survey Tie Line
	CH - Chord Bearing	MHWL - Mean High Water Line	STY - Story
	CHIM - Chimney	NR - Non-Radial	SV - Sewer Valve
	CLF - Chain Link Fence	NTS - Not to Scale	SWE - Sidewalk Easement
	CME - Canal Maintenance Easement	NAVD88 - North American Vertical Datum 1988	TBM - Temporary Bench Mark
	CO - Clean Out	NGVD29 - National Geodetic Vertical Datum 1929	TEL - Telephone Facilities
	CONC - Concrete	OG - On Ground	TOB - Top of Bank
	COR - Corner	ORB - Official Records Book	TUE - Technological Utility Easement
	CS/W - Concrete Sidewalk	ORV - Official Record Volume	TWP - Township
	CUE - Control Utility Easement	O/A - Overall	TX - Transformer
	CVG - Concrete Valley Gutter	O/S - Offset	TYP - Typical
	D/W - Driveway	OFF - Outside Subject Property	UE - Utility Easement
	DE - Drainage Easement	OH - Overhang	UG - Underground
	DF - Drain Field	OHL - Overhead Utility Lines	UP - Utility Pole
	DH - Drill Hole	OHWL - Ordinary High Water Line	UR - Utility Riser
	DUE - Drainage & Utility Easement	ON - Inside Subject Property	VF - Vinyl Fence
	ELEV - Elevation	P/E - Pool Equipment	W/C - Witness Corner
	EM - Electric Meter	PB - Plat Book	W/F - Water Filter
	ENCL - Enclosure	PC - Point of Curvature	WF - Wood Fence
	ENT - Entrance	PCC - Point of Compound Curvature	WM - Water Meter/Valve Box
	EOP - Edge of Pavement	PCP - Permanent Control Point	WV - Water valve
	EOW - Edge of Water	PI - Point of Intersection	
	ESMT - Easement	PLS - Professional Land	
	EUB - Electric Utility Box		
	F/DH - Found Drill Hole		
	FCM - Found Concrete Monument		
	FF - Finished Floor		



SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



www.exactalands.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
1515 PINE HOLLOW DRIVE, FORT PIERCE, FLORIDA 34982

SURVEY NUMBER: 2412.4704

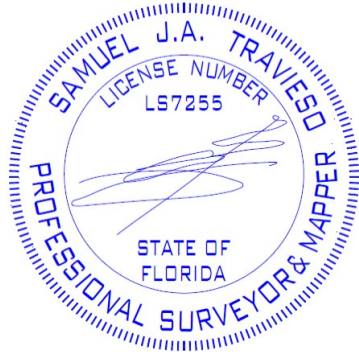
DATE SIGNED: 01/03/25 **FIELD WORK DATE:** 1/3/2025

REVISION DATE(S):
(REV.1 1/3/2025)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



SAMUEL J.A. TRAVIESO
STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 7255
EXACTA LAND SURVEYORS, LLC | LB#8291

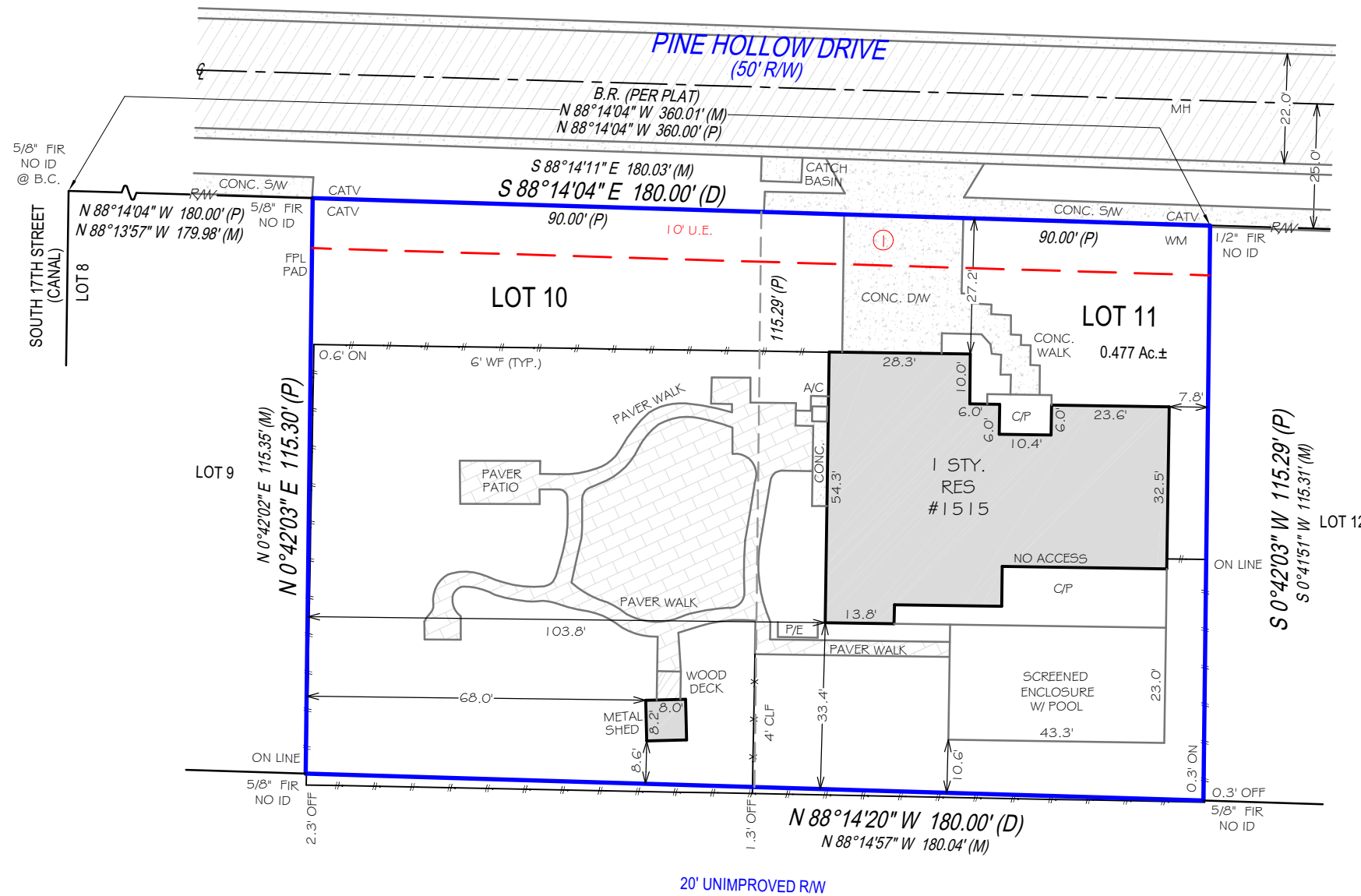


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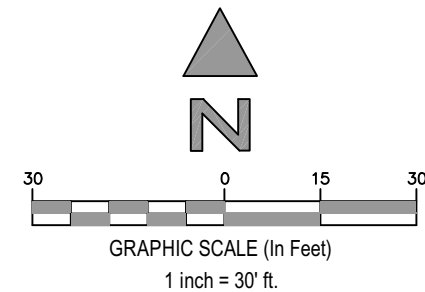
AFFILIATE MEMBERS

2412.4704
BOUNDARY SURVEY
ST. LUCIE COUNTY



SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.
U.E. - UTILITY EASEMENT

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:
1515 PINE HOLLOW DRIVE, FORT PIERCE, FLORIDA 34982

SURVEY NUMBER: 2412.4704

CERTIFIED TO:
MARIA VILLARDI;

DATE SIGNED: 01/03/25

BUYER: MARIA VILLARDI

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOTS 10 AND 11, PINE VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF FORT PIERCE, COMMUNITY NUMBER 120286, PANEL NUMBER 0187 DATED 02/19/2020.

- GENERAL SURVEYORS NOTES:**
- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
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 - Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	FIP - Found Iron Pipe
	Center Line	(D) - Deed	FIPC - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	FIR - Found Iron Rod
	Easement	(M) - Measured	FIRC - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	FN - Found Nail
	Iron Fence	(R) - Record	FN&D - Found Nail & Disc
	Overhead Lines	(S) - Survey	FRRSPK - Found Rail Road Spike
	Structure	A/C - Air Conditioning	GAR - Garage
	Survey Tie Line	AE - Access Easement	GM - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	ID - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	IE/EE - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	ILL - Illegible
SURFACE TYPES		BC - Block Corner	INST - Instrument
	Asphalt	BFP - Backflow Preventer	INT - Intersection
	Brick or Tile	BLDG - Building	IRRE - Irrigation Easement
	Concrete	BLK - Block	L - Length
	Covered Area	BM - Benchmark	LAE - Limited Access Easement
	Water	BR - Bearing Reference	LB# - License No. (Business)
	Wood	BRL - Building Restriction Line	LBE - Limited Buffer Easement
SYMBOLS		BSMT - Basement	LE - Landscape Easement
	Benchmark	C - Curve	LME - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	LS# - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	MB - Map Book
	Common Ownership	C/S - Concrete Slab	ME - Maintenance Easement
	Control Point	CATV - Cable TV Riser	MES - Mitered End Section
	Catch Basin	CB - Concrete Block	MF - Metal Fence
	Elevation	CH - Chord Bearing	MH - Manhole
	Fire Hydrant	CHIM - Chimney	MHWL - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	NR - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	NTS - Not to Scale
	Manhole	CO - Clean Out	NAVD88 - North American Vertical Datum 1988
	Tree	CONC - Concrete	NGVD29 - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	OG - On Ground
	Well	CS/W - Concrete Sidewalk	ORB - Official Records Book
		CUE - Control Utility Easement	ORV - Official Record Volume
		CVG - Concrete Valley Gutter	O/A - Overall
		D/W - Driveway	O/S - Offset
		DE - Drainage Easement	OFF - Outside Subject Property
		DF - Drain Field	OH - Overhang
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		ENCL - Enclosure	PB - Plat Book
		ENT - Entrance	PC - Point of Curvature
		EOP - Edge of Pavement	PCC - Point of Compound Curvature
		EOW - Edge of Water	PCP - Permanent Control Point
		ESMT - Easement	PI - Point of Intersection
		EUB - Electric Utility Box	PLS - Professional Land
		F/DH - Found Drill Hole	
		FCM - Found Concrete Monument	
		FF - Finished Floor	

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF NORTH 88 DEGREES 14 MINUTES 04 SECONDS WEST IS BASED ON THE RIGHT-OF-WAY LINE OF PINE HOLLOW DRIVE, LOCATED WITHIN PINE VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



Exacta Land Surveyors, LLC
 Exacta Land Surveyors, LLC
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 131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES