

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Judy O. Jurcak**

Prime Title Services, LLC

1775 S.W. Gatlin Boulevard #105

Port St. Lucie, FL 34953

Our File No.: **23-205**

Property Appraisers Parcel Identification (Folio) Number: **2427-702-0115-000-1**

Florida Documentary Stamps in the amount of **\$350.00** have been paid hereon.

Space above this Line for Recording Data

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the **16th** day of **October, 2023** by **Stephanie C. Daniel, a married woman, Melanie L. Biles, a married woman, Mark D. Traynor, a married man, Joel R. Traynor, a married man, Brian S. Traynor, a married man and Amy L. Raczkoski a/k/a Amy L. Reeves, a married woman**, whose post office address is 879 NE Whistling Duck Way, Port St. Lucie, FL 34982, herein called the Grantors, to **Commercial Equity LLC a Foreign Limited Liability Company** whose post office address is 12153 Persimmon Blvd, West Palm Beach, FL 33411, hereinafter called the Grantee:

*(Wherever 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)*

**WITNESSETH:** That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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 **SAINT LUCIE** County, State of Florida, viz.:

**The East 20 feet of Lot 32 and all of Lot 31, Block 3, Wagner Subdivision, according to the Plat thereof, recorded in Plat Book 9, Page(s) 74, of the Public Records of Saint Lucie County, Florida.**

**GRANTOR HEREIN EXPRESSLY WARRANTS THIS IS NOT AND HAS NEVER BEEN HOMESTEAD PROPERTY, OR CONTIGUOUS THERETO. SUBJECT PROPERTY IS IN FACT VACANT, UNIMPROVED LAND.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.**

**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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Isis McCloyne  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Adina T Rosier  
Witness #2 Printed Name

Melanie L. Biles (Seal)  
Melanie L. Biles

Amy L. Raczkoski Amy L. Reeves  
Amy L. Raczkoski a/k/a Amy L. Reeves

State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of October, 2023 by Melanie L. Biles and Amy L. Raczkoski a/k/a Amy L. Reeves who appeared by  physical presence or  online notarization and have produced drivers license as identification and who  did  did not take an oath.

SEAL



ISIS MCCLOYNE  
Commission # HH 443589  
Expires September 13, 2027

[Signature]  
Notary Public  
Isis McCloyne  
Printed Notary Name

My commission expires:

