

Prepared by and return to:

Belkis Orozco
Omni Title, LLC
1801 Indian Rd
Ste 103 &/or 104
West Palm Beach, FL 33409

File No 25-040B

Parcel Identification No 2403-710-0005-010-1

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23 day of April, 2025 between **Cephus Cruickshank, a married man**, whose post office address is 1810 avenue O, Fort Pierce, FL 34950, of the County of St Lucie County, Florida, Grantor, to **Vincent Marcellino, a married man**, whose post office address is 8015 Plantation Lakes Drive, Port St. Lucie, FL 34986, of the County of St. Lucie, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 St. Lucie, Florida, to-wit:

Lot 16, Block 1, including the vacated North 25 feet of a 100 foot right of way adjacent on the Southerly boundary of Lot 16 which was vacated by Ordinance recorded in Official Record Book 179, Page 1739, GLIDDEN TERRACE, according to the Plat thereof as recorded in Plat Book 7, Page 47, of the Public Records of St. Lucie County, Florida.

*** This property is not the Homestead of the Grantor, he resides at 1810 Ave O, Fort Pierce, FL 34950 ***

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

Subject to taxes for 2025 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Cephus Cruickshank by Jerelean Cruickshank, his Attorney-In-Fact
Cephus Cruickshank by Jerelean Cruickshank, his Attorney-In-Fact

[Signature]
WITNESS
PRINT NAME: ALICIA DANIEL

1860 SW FOUNTAINVIEW BLVD, STE 100
700 SE WOLF BL 34986
WITNESS 1 ADDRESS

[Signature]
WITNESS
PRINT NAME: Michele Valenti

42 Woodland Dr. #102
Vero Beach FL 32962
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of April, 2025, by Jerelean Cruickshank, as Attorney-In-Fact for Cephus Cruickshank, who is/are personally known to me or who has/have produced Drives license as identification.

[Signature]
Signature of Notary Public
Michele Valenti
Print, Type/Stamp Name of Notary

