

Prepared by and return to:

This instrument prepared by: Courtney Bodine
Fairwater Title Company, LLC
466 SW Port St. Lucie Blvd
Suite 108
Port Saint Lucie, FL 34953
(772) 877-3636
File No.: 2026-4106

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WARRANTY DEED

This Warranty Deed Made this 16th day of March, 2026 by Adrian Morales, Married and Jorge L. Morales, single hereinafter called the grantor, whose post office address is: 1011 Grandview Blvd, Fort Pierce, FL 34982

to: Antonio Garcia, Married whose post office address is: 1162 SE Sabina Ln, Port Saint Lucie, FL 34983 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$30,000.00, 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 situated in St. Lucie County, Florida, viz:

Lots 12 and 13, Block 1, FAIRLAWN, a subdivision, according to the plat thereof, as recorded in Plat Book 6, Page 5, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2417-506-0012-000/6

This property is not the homestead of the Grantor (s).

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 12/31/2025, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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:

Witness

Printed Name: Courtney Bodine

P.O. Address: 466 SW Port St Lucie Blvd,

Ste 108

Port St Lucie, FL 34953

Witness

Printed Name: Pamela Williams

P.O. Address: 466 SW Port St Lucie Blvd,

Ste 108

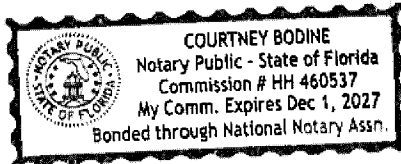
Port St Lucie, FL 34953

State of Florida

County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of March, 2026 by Adrian Morales and Jorge L. Morales who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: _____

My Commission Expires: _____