



Recorded in Martin County, FL 4/16/2024 11:58 AM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$18.50 Deed Tax: \$4,200.00
CFN#3067461 BK 3431 PG 822 PAGE 1 of 2

THIS INSTRUMENT PREPARED BY
AND IS TO BE RETURNED TO:

Michael L. Dale, Esq.
2616 SE Willoughby Blvd.
Stuart, Florida 34994

Parcel Identification No.
37-38-41-002-000-00121.8

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02 F.S.)

THIS INDENTURE, made this 12th day of April, 2024, between, **BARRY J. RUFO and LINDA L. RUFO, his wife**, whose post office address is 3322 SE Inlet Harbor Terrace, Stuart, Florida 34996, **Grantor**, and, **JUSTIN RUFO**, whose post office address is 7321 Seagate Lane, Stuart, Florida 34996, **Grantee**;

WITNESSETH, that said **Grantor**, for and in consideration of the sum of TEN XX/100 (\$10.00) DOLLARS 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 **Martin County, Florida**, to wit:

Lot 19, together with a portion of Lots 12 and 13, INLET HARBOR, as recorded in Plat Book 2, Page 89, Martin County, Florida, Public Records, being more particularly described as follows: Begin at the Northeastly corner of Lot 19, bear North 86°29'44" West a distance of 135.29 feet to the Westerly line of Lot 12; thence South 24°00'00" East along said line a distance of 40 feet to the point of curvature of a curve to the left having a central angle of 7°44'23" and a radius of 166.86 feet; thence Southeastly along the arc of said curve a distance of 22.54 feet to the Northwestly corner of Lot 19; thence North 66°00'00" East along the Northerly line of said Lot 19 a distance of 118.54 feet to the point of beginning containing 15,210 square feet.

SUBJECT TO: Taxes for the year in which this deed is given, zoning regulations in force and effect, restrictions, reservations, easements and road rights-of-way of public record; provided, however, that nothing herein shall act to reimpose or reinstate any restrictions or reservations of record.

and said **Grantor** does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

("GRANTOR" and "GRANTEE" are used for singular or plural, as context requires.)

IN WITNESS WHEREOF, **Grantor** has hereunto set **Grantor's** hand and seal the day and year first written above.

Signed, sealed and delivered
in the presence of:

[Signature]

[Signature]

Witness #1 Printed Name: Michael Dale
Address: 2176 SW Danforth Cir.
City, State and zip code: Palm City, FL

BARRY J. RUFO

[Signature]

[Signature]

Witness #2 Printed Name: Stephanie R. Dale
Address: 2176 SW Danforth Cir.
City, State and zip code: Palm City, FL 34990

LINDA L. RUFO

Copy Copy

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or
online notarization on this 12th day of April, 2024 by, **BARRY J. RUFO and LINDA L. RUFO**, who { } are personally known to me or { } have produced _____
as identification.

NOTARY PUBLIC:
[Signature]



MICHAEL L. DALE
Commission # HH 090943
Expires March 26, 2025
Bonded Thru Budget Notary Services

Sign _____
Print _____
State of Florida at Large (Seal)
My commission expires: