

ORDINANCE 2021-1

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY
PAULETTE T. BURGESS, INTO THE MUNICIPAL LIMITS OF THE TOWN
OF ST. LUCIE VILLAGE, FLORIDA.**

WHEREAS, Paulette T. Burgess, is the owner of a tract of land described in attached Exhibit "A", which property is in the unincorporated area of St. Lucie County but contiguous to the Town of St. Lucie Village, Florida and reasonably compact; and

WHEREAS, Paulette T. Burgess has petitioned the Board of Aldermen to have the property annexed into the Town of St. Lucie Village, Florida and annexation would not create enclaves; and

WHEREAS, §171.044, Fla. Stat., specifies the procedure for voluntary annexation of real property into a municipality; and

WHEREAS, the terms and provisions of §171.044, Fla. Stat., have been met, including publication of notice and providing a copy of this Ordinance, via certified mail return receipt requested, to the St. Lucie County Board of County Commissioners.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. The above described land, which is more particularly described in Exhibit "A" attached hereto and incorporated herein, is hereby added to, taken into, made a part of, and annexed into the municipal limits of the Town of St. Lucie Village, Florida, and the municipal limits thereby redefined to include said property, the correct legal description of which is encompassed in attached Exhibit "A". A map depicting said property is also attached as Exhibit "B".

A complete legal description by metes and bounds is attached as Exhibit "C".

2. Said property is deemed to fall within the current R-1 residential zoning with one single family residence permitted.

3. A copy of this Ordinance shall be filed with the Clerk of the Circuit Court of the St. Lucie County, the Chief Administrative Officer of St. Lucie County, and the Department of State within seven (7) days after adoption of the Ordinance.

4. This Ordinance shall become effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this 16th day of March, 2021.

APPROVED:

BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: William G. Thiess
William G. Thiess, Mayor

ATTESTED:

By: Mary Fowler
Mary Fowler, Acting Clerk

I, Mary Fowler, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2021-1** which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 16th day of March, 2021.

Mary Fowler
Mary Fowler, Acting Clerk



Prepared by:

Cove Harbour Title Services, LLC
311 S. 2nd Street, Suite 102-A
Ft. Pierce, Florida 34950

File Number: 20-021

General Warranty Deed

Made this January 6, 2021 A.D. By FIK Investment Corporation, an Illinois Corporation, whose address is: 15 Indian Drive, Clarendon Hills, Illinois 60514, hereinafter called the grantor, to Paulette T. Burgess, a single woman, whose post office address is: 215 Hunt Avenue, Fort Pierce, Florida 34946, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in St. Lucie County, Florida, viz:

Lot 10, Block B of M. D. HUNT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 9, Page(s) 47, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: 1433-501-0024-000/5

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 December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Deborah Allen
Witness Printed Name: Deborah Allen

Linda Brown
Witness Printed Name: Linda Brown

State of Indiana
County of LaSalle

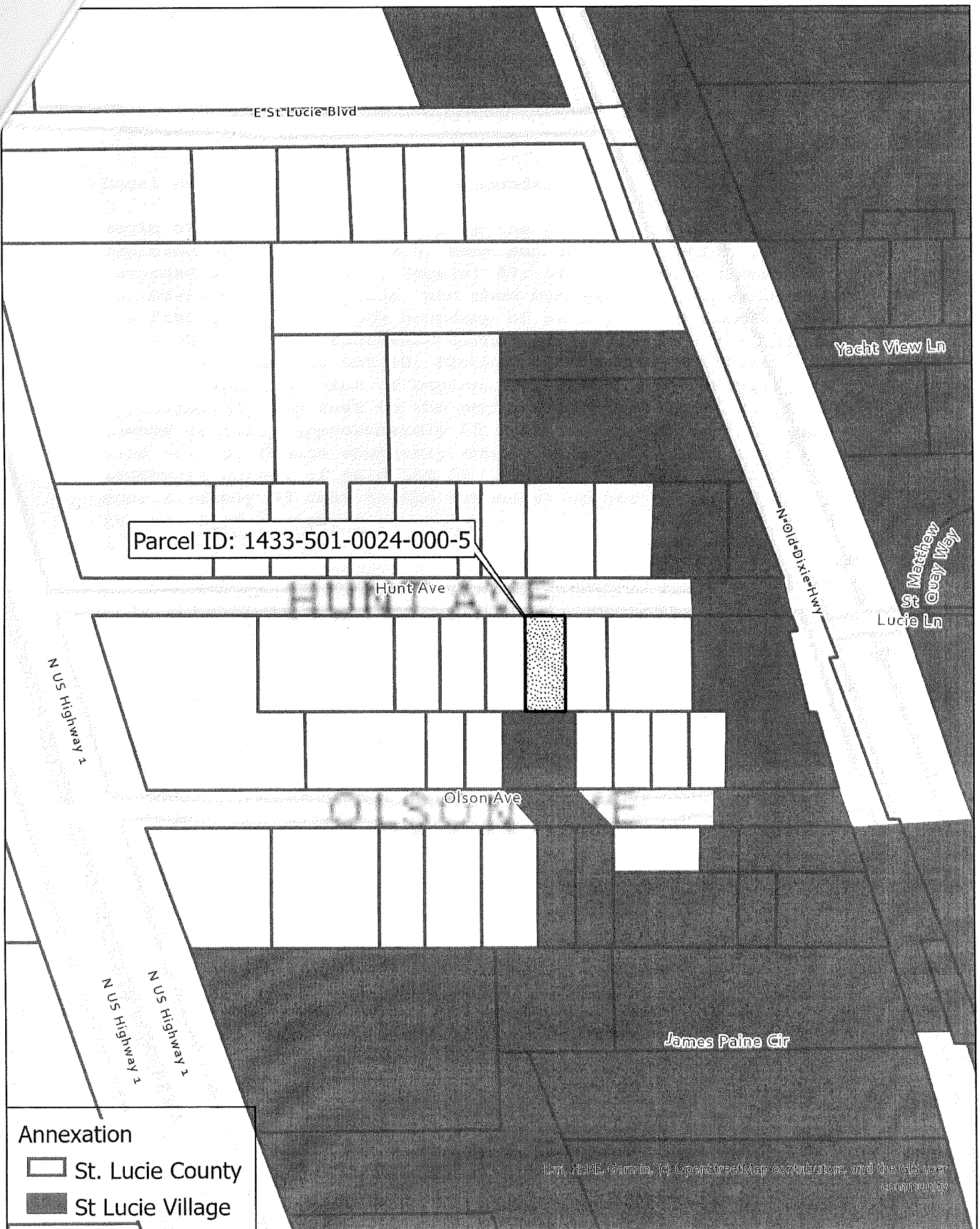
Kareem M. Fikri (Seal)
FIK Investment Corporation
Kareem M. Fikri as President
Address: 15 Indian Drive, Clarendon Hills, Illinois 60514

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by means of ☐ physical presence or ☐ online notarization, this 6th day of January, 2021, by Kareem M. Fikri, as President of FIK Investment Corporation, an Illinois Corporation who is/are personally known to me or who has produced Driver's License as identification.

George Joseph Peterson
Notary Public
Print Name: George Joseph Peterson
My Commission Expires

George Joseph Peterson
Notary Public Seal State of Indiana
Lake County
Commission Number NP0728488
My Commission Expires 04/27/2028

DEED Individual Warranty Deed - Legal on Face



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

EXHIBIT "C"

Legal description by metes and bounds:

Begin at the southeast corner of the property described and depicted on the Plat of M.D. Hunt Sub-division, which is recorded at Plat Book 9, Page(s) 47, of the Public Records of St. Lucie County, Florida, and then run westerly approximately 348 feet along the south boundary of said platted land to the point which is the southwest corner of Lot 11, Block B and the southeast corner of Lot 10, Block B of the M.D. Hunt Sub-division and the point of beginning. Thence run northerly approximately 129 feet to the northeast corner of said Lot 10, thence westerly approximately 53 feet to the northwest corner of said Lot 10, thence southerly approximately 129 feet to the southwest corner of said Lot 10, and thence easterly approximately 53 feet to the southeast corner of said Lot 10 and the point of beginning.