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MEMORANDUM

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TO: GREGORY J. ORAVEC, CITY MANAGER  
FROM: PAM E. BOOKER, SENIOR ASSISTANT CITY ATTORNEY   
DATE: DECEMBER 3, 2012  
SUBJECT: UNITY OF TITLE – JOSEPH AND DEBORAH CACCIAPUOTI

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Pursuant to Ordinance No.11-39, please find a Unity of Title for Joseph and Deborah Cacciapuoti, to combine Lots 40 and 41, Block 1670, Port St. Lucie Section Thirty One. The Unity of Title is being placed on the property so that the owner can place a shed on their adjacent vacant lot. Please place this item on the December 10, 2012, City Council agenda. Should you have any questions, please do not hesitate to contact me at 871-5165.

PB/bb

**RECEIVED**

DEC 03 2012

City Manager's Office

This instrument was prepared by:  
Pam E. Booker, Senior Assistant City Attorney  
City of Port St. Lucie  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

### UNITY OF TITLE

**WHEREFORE**, the City of Port St. Lucie has adopted Ordinance 11-39, to address accessory uses in the single family residential districts; and

**WHEREAS**, pursuant to said Ordinance, the Owners Joseph and Deborah Cacciapuoti have requested a Building Permit for the placement of a shed.

NOW THEREFORE, in consideration of the issuance of a Building Permit to **Joseph and Deborah Cacciapuoti**, as "Owner" in Port St. Lucie, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described as follows, to-wit:

Lots 40, and 41, Block 1670, Port St. Lucie Section Thirty One, according to the Plat thereof, as recorded in Plat Book 14, Page(s) 22, 22A through 22G, of the Public Records of St. Lucie County, Florida.

in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs, successors and/or assigns until such time as the same may be released in writing by the City Council.
3. The undersigned further agrees that this instrument shall be recorded in the public records of St. Lucie County, Florida.

**\*\* REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK\*\***

Signed, sealed, and acknowledged on the \_\_\_\_ day of \_\_\_\_\_, 2012, in St. Lucie County, Florida.

\_\_\_\_\_  
Witness  
(Print Name): \_\_\_\_\_

By: \_\_\_\_\_  
Joseph Cacciapuoti

\_\_\_\_\_  
Witness  
(Print Name): \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012, by Joseph Cacciapuoti, who  is personally known to me, or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Signed, sealed, and acknowledged on the \_\_\_\_ day of \_\_\_\_\_, 2012, in St. Lucie County, Florida.

\_\_\_\_\_  
Witness  
(Print Name): \_\_\_\_\_

By: \_\_\_\_\_  
Deborah Cacciapuoti

\_\_\_\_\_  
Witness  
(Print Name): \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012, by Deborah Cacciapuoti, who  is personally known to me, or  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

R-10<sup>00</sup>  
DS-704

This Document Prepared By and Return to:  
Frederick G. Sundheim, Jr.  
Oughterson, Sundheim & Associates, P.A.  
310 S.W. Ocean Blvd.  
Stuart, FL 34994

Parcel ID Number: 3420-650-0216-00873

# Quitclaim Deed

This Quitclaim Deed, Made this 26<sup>th</sup> day of September, 2008 A.D., Between  
Deborah Cacciapuoti, a married woman  
of the County of St. Lucie, State of Florida, grantor, and  
Joseph Cacciapuoti and Deborah Cacciapuoti, husband and wife

whose address is: 1831 SW Import Drive, Port St. Lucie, FL 34953

of the County of St. Lucie, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of ST. LUCIE State of Florida to wit:

Lot 41, Block 1670, PORT ST. LUCIE SECTION 31, according to the plat thereof as recorded in Plat Book 14, Pages 22, 22A through 22G, of the Public Records of St. Lucie County, Florida.

Subject to all restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2007.

GRANTOR COVENANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S HOMESTEAD NOR CONTIGUOUS TO GRANTOR'S HOMESTEAD. GRANTOR'S PRINCIPAL RESIDENCE IS: 1831 SW Import Drive, Port St. Lucie, FL 34953.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

Conveyance between related parties of unencumbered property, therefore, minimum documentary stamps are affixed.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: FRED SUNDHEIM, JR.  
Witness

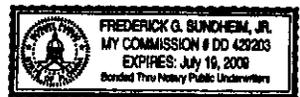
[Signature] (Seal)  
Printed Name: Deborah Cacciapuoti  
P.O. Address: 1831 SW Import Drive, Port St. Lucie, FL 34953

[Signature]  
Printed Name: Jean C. Sundheim  
Witness

STATE OF Florida  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 26 day of September, 2008 by Deborah Cacciapuoti, a married woman

she is personally known to me or she has produced her Florida driver's license as identification



[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

PREPARED BY JOYCE A. McNEWMAN  
CHELSEA TITLE & GUARANTY COMPANY  
7642 S.W. 1 PORT ST. LUCIE, FLORIDA WHICH  
INSTRUMENT WAS PREPARED INCIDENTAL TO THE  
WRITING OF A TITLE INSURANCE POLICY.

690414

CH-7414

RAMON FORM 22

WARRANTY DEED  
FROM CONVEYOR.

**This Warranty Deed** Made and executed the 18<sup>th</sup> day of January A. D. 1985 by  
CONSTRUCTORA GARUR, C.A.

a corporation existing under the laws of Venezuela and having its principal place of  
business at 7618 Stockton Terrace Boca Raton, Florida 33433  
hereinafter called the grantor, to

JOSEPH CACCIAPUOTI and DEBORAH J. CACCIAPUOTI, his wife  
whose postoffice address is 5062 Pinebreeze Court West Palm Beach, Florida 33415

hereinafter called the grantees:

(Witnesses read 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 grantor, for and in consideration of the sum of \$10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,  
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in ST. LUCIE  
County, Florida, viz:

Lot 40, Block 1670, PORT ST. LUCIE SECTION THIRTY-ONE, according to  
the Plat thereof as recorded in Plat Book 14, Pages 22, 22A through  
22C of the Public Records of St. Lucie County, Florida.

75 JUN 30 AM 12

FILED AND RECORDED  
ROGER POTRA, CLERK  
ST. LUCIE COUNTY, FLA.

690414

**Together** with all the covenants, conditions and appurtenances thereto belonging or in any  
wise appertaining.

**To Have and to Hold,** the same in fee simple forever.

**And** the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee  
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-  
rants 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, 1984.

**SUBJECT TO RESTRICTIONS, reservations, limitations and easements of record,**  
if any; this reference to said restrictions shall not operate to reimpose  
the same. Zoning ordinances affecting said property.

(CORPORATE SEAL)

**In Witness Whereof** the grantor has caused these presents to  
be executed in its name, and its corporate seal to be hereunto affixed, by its  
proper officers thereto duly authorized, the day and year first above written.

ATTEST: Angelo Scardina Secretary

CONSTRUCTORA GARUR, C.A.

Signed, read and delivered in the presence of:

Joseph Scudera  
Goffrey Diogioia

By: Angelo Scardina President

STATE OF Florida  
COUNTY OF BREVARD

I HEREBY CERTIFY that on the day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,  
personally appeared

ANGELO SCARDINA

well known to me to be the  President and **SECRETARY** respectively of the corporation named as grantor  
in the foregoing deed, and that they severally acknowledged executing the same in the presence of me substituting themselves freely and voluntarily  
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of January A. D. 1985

This instrument prepared by:

Address

BOOK 454 PAGE 2374

