

ORIGIN ID: PBJA (561) 354-1050
FIRST INTERNATIONAL TITLE - JUPITER

SHIP DATE: 29MAR24
ACTWGT: 0.50 LB
CAD: 105256420/WYSX13000

1930 COMMERCE LANE, SUITE 2

JUPITER, FL 33458
UNITED STATES US

BILL SENDER

TO **FIRST INTERNATIONAL TITLE - JUPITER**

1930 COMMERCE LANE, SUITE 2

JUPITER FL 33458

(561) 354-1050

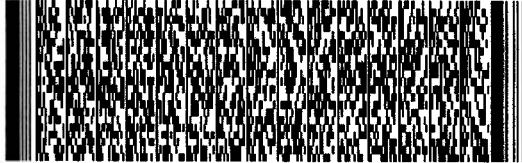
REF: 241087-32

INV:

PO:

DEPT:

563J2/6538/9AE3



FedEx
Express



MON - 01 APR 5:00P
STANDARD OVERNIGHT

TRK#

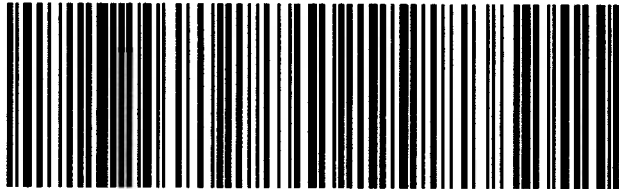
0201

2727 0961 6658

3E PBJA

33458

FL-US PBI



NOTARY SIGNATURE AFFIDAVIT
POSITIVE PROOF IDENTIFICATION
(Notary to complete and return)

Notary Public please complete the following:

Notary's Name: _____
(Please Print)

Address: _____

Phone: () _____

I, the above-named Notary Public, hereby certify (initial below):

_____ I have checked the identification of those parties who have signed before me

_____ I have confirmed the name on the identification matches exactly to the printed name on the documents for which they signed

_____ I have verified them to be the same parties as those described in the instruments acknowledged by me

_____ I have attached copies of their driver's license or other picture identification

DATE OF NOTARIZATION: _____

NAME(S) OF PERSON(S) APPEARING BEFORE ME:

Notary Public Signature

Print Name of Notary

Notary: Please make a copy of signor(s) driver's license, passport, or state issued ID card and return with documents.

**We DO NOT need identification for the notary or for the witnesses, if any.
Thank you.**

File No./Escrow No.: 241087-32 First International Title - Jupiter Branch
Print Date & Time: 03/27/24 5:03 PM **ALTA Universal ID:** 1120487
Officer/Escrow Officer: Fran Goddard 1930 Commerce Lane, Suite 2
Settlement Location: Jupiter, FL 33458
 First International Title - Jupiter Branch
 1930 Commerce Lane, Suite 2
 Jupiter, FL 33458

Property Address: RIVER TWNHS LT 145-C
 3074 30th Court
 Jupiter, FL 33477

Borrower: Maria Iribarren and Federico Mogames
 717 S. US Highway 1 #105
 Jupiter, FL 33477

Seller: Paul V. Devenoge as Individually and as Trustee and Carolyn M. Devenoge as Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014
 524 Horton St.
 New Smyrna Beach, FL 32169

Lender: EVERETT FINANCIAL INC DBA SUPREME LENDING, 14801 QUORUM DRIVE SUITE 300,
 DALLAS, TX, 75254

Loan Number: 522001873955
Settlement Date: 04/10/2024
Disbursement Date: 04/10/2024
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$470,000.00	Sale Price of Property	\$470,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$446,500.00
		Prorations/Adjustments		
	\$47.01	Non-Advalorem Taxes from 04/10/2024 thru 09/30/2024	\$47.01	
\$1,500.00		Seller Contribution		\$1,500.00
\$563.40		County property taxes from 01/01/2024 thru 04/09/2024		\$563.40
\$114.10		Association Dues from 04/01/2024 thru 04/09/2024		\$114.10
\$8.63		Loxahatchee River Environmental from 04/01/2024 thru 04/09/2024		\$8.63
		Loan Charges to EVERETT FINANCIAL INC DBA SUPREME LENDING		
		0.122% of Loan Amount (Points)	\$544.73	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Closing Fee	\$375.00	
		Processing Fees	\$595.00	
		Underwriting Fees	\$675.00	
		Prepaid Interest \$87.1592 per day from 04/10/2024 to 05/01/2024)	\$1,830.34	
		Other Loan Charges		
		Credit Report Fee to Xactus	\$171.57	
		Tax Fee to Corelogic	\$89.00	
		Impounds		
		Homeowner's Insurance \$141.17 per month for 3 mo.	\$423.51	
		Property Taxes \$187.59 per month for 8 mo.	\$1,500.72	
		Aggregate Adjustment	-\$937.95	
		Title Charges & Escrow / Settlement Charges		
		Title - Environ.Protection (FL) 8.1-21 to First International Title	\$25.00	
		Title - FL Form 9 to First International Title	\$245.00	
		Title - Lender's Title Insurance(\$446,500.00) to First International Title	\$25.00	
		Title - P.U.D. (FL Mod) 5.1-06 to First International Title	\$25.00	
\$495.00		Title - Settlement or Closing Fee to First International Title	\$695.00	
\$225.00		Title - Title Search to First International Title		
\$2,425.00		Title - Owner's Title Insurance(\$470,000.00) to First International Title		
		Commission		
\$9,400.00		Real Estate Commission - Buyer's Realtor to Compass Florida LLC		
\$9,400.00		Real Estate Commission - Seller's Realtor to One Source Real Estate		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Simplifile / E-Recording	\$27.60	
		Recording Fee (Mortgage) to Simplifile / E-Recording	\$138.10	
\$3,290.00		Deed Tax/Stamps to Simplifile / E-Recording		
		Intangible Tax to Simplifile / E-Recording	\$893.00	
		Mortgage Tax/Stamps to Simplifile / E-Recording	\$1,562.75	
\$19.10		Trustee Affidavit to Simplifile / E-Recording		
		Payoff(s)		
\$17,117.57		Lender: Truis to Truist		
		\$17,117.57		
		Miscellaneous		
\$4.00		Electronic Recording Fee to Simplifile / E-Recording	\$8.00	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$225.00		Mobile Notary to Carolina Signing, Inc.		
\$21.50		Secure Transaction Delivery to Integrated Settlement Technologies, LLC	\$24.50	
		Survey Fee to Target Surveying, Inc.	\$350.00	
		Homeowner's Insurance Premium to Citizens	\$1,694.00	
\$567.35		Property Taxes to Palm Beach County Tax Collector		
\$150.00		Estoppel Fee to River North HOA		
		HOA Dues - 2nd Quarter to River North HOA	\$1,135.00	
\$75.00		HOA Estoppel Fee Service to Quality Research Services		
\$135.00		Municipal Lien Search to Quality Research Services		
		2nd Quarter Sewer Fee 1632900-0 to Loxahatchee River Environmental Control District	\$87.75	
\$63.26		Final Etimated Water bill #0144732 to Town Of Jupiter Utilities		
\$87.75		Sewer Fee #1632900-0 to Loxahatchee River Environmental Control District		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$45,886.66	\$470,047.01	Subtotals	\$482,249.63	\$453,686.13
		Due From Borrower		\$28,563.50
\$424,160.35		Due To Seller		
\$470,047.01	\$470,047.01	Totals	\$482,249.63	\$482,249.63

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First International Title - Jupiter Branch to cause the funds to be disbursed in accordance with this statement.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust
under Agreement dated January 28, 2014

Maria Iribarren

Date

By Paul V. Devenoge

Date

Federico Mogames

Date

Fran Goddard

Date

Closing Disclosure

Closing Information

Date Issued
Closing Date 4/10/2024
Disbursement Date 4/10/2024
Settlement Agent First International Title
File # 241087-32
Property 3074 30th Court
 Jupiter, FL 33477

Transaction Information

Borrower Maria Iribarren and Federico Mogames
 717 S. US Highway 1 #105
 Jupiter, FL 33477

Seller Paul V. Devenoge as Individually and as Trustee and
 Carolyn M. Devenoge as Individually and as Trustee of
 the Paul V. Devenoge and Carolyn M. Devenoge
 Revocable Trust under Agreement dated January 28,
 2014
 524 Horton St.
 New Smyrna Beach, FL 32169

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing		\$470,047.01
01 Sale Price of Property		\$470,000.00
02 Sale Price of Any Personal Property Included in Sale		
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09 County property taxes		
10 Loxahatchee River Environmental		
11 Non-Advalorem Taxes	4/10/2024 thru 9/30/2024	\$47.01
12 Association Dues		
13 ASSC Dues		
14 Aggregate Adjustment		
15		
16		
Due from Seller at Closing		\$45,886.66
01 Excess Deposit		
02 Closing Costs Paid at Closing (J)		\$24,300.46
03 Existing Loan(s) Assumed or Taken Subject to		
04 Truis to Truist		\$17,117.57
05		
06 Seller Contribution		\$1,500.00
07		
08		
09		
10 Adjustment for Owner's Policy Paid by Seller		\$2,282.50
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14 County property taxes	1/1/2024 thru 4/9/2024	\$563.40
15 Loxahatchee River Environmental	4/1/2024 thru 4/9/2024	\$8.63
16 Non-Advalorem Taxes		
17 Association Dues	4/1/2024 thru 4/9/2024	\$114.10
18 ASSC Dues		
19 Aggregate Adjustment		
CALCULATION		
Total Due to Seller at Closing		\$470,047.01
Total Due from Seller at Closing		-\$45,886.66
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$424,160.35

Contact Information

REAL ESTATE BROKER (B)

Name Compass Florida LLC
Address 605 Lincoln Road 7th Floor
 Miami Beach, FL 33139
FL License ID FL1049215
Contact McKinley Navaroli
Contact FL License ID FLSL3226266
Email mckinleynavaroli@me.com
Phone 561-262-5883

REAL ESTATE BROKER (S)

Name One Source Real Estate
Address 600 Capital Street, Suite G
 Jupiter, FL 33408
FL License ID FLCQ1047761
Contact Barbara Richardson
Contact FL License ID FLSL3351183
Email barb@jupiterfloridausa.com
Phone 561-512-8238

SETTLEMENT AGENT

Name First International Title
Address 1930 Commerce Lane, Suite 2
 Jupiter, FL 33458
FL License ID FLP183053
Contact Fran Goddard
Contact FL License ID FLA098589
Email fran.goddard@firstintitle.com
Phone 561-354-1050



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

Loan Costs			Seller-Paid	
			At Closing	Before Closing
A. Origination Charges				
01	0.122% of Loan Amount (Points)	to Lender with contractual obligations under a loan agreement with the vested owner(s) identified at item 4 below, or proposed purchaser		
02	Closing Fee	to Lender with contractual obligations under a loan agreement with the vested owner(s) identified at item 4 below, or proposed purchaser		
03	Processing Fees	to Lender with contractual obligations under a loan agreement with the vested owner(s) identified at item 4 below, or proposed purchaser		
04	Underwriting Fees	to Lender with contractual obligations under a loan agreement with the vested owner(s) identified at item 4 below, or proposed purchaser		
B. Services Borrower Did Not Shop For				
01	Appraisal Fee	to Appraisers, Advisors & Analysts		
02	Appraisal Management Fee	to MYAMC,LLC		
03	Credit Report Fee	to Xactus		
04	Tax Fee	to Corelogic		
C. Services Borrower Did Shop For			\$970.50	
01	Electronic Recording Fee	to Simplifile / E-Recording	\$4.00	
02	Mobile Notary	to Carolina Signing, Inc.	\$225.00	
03	Secure Transaction Delivery	to Integrated Settlement Technologies, LLC	\$21.50	
04	Survey Fee	to Target Surveying, Inc.		
05	Title - Environ.Protection (FL) 8.1-21	to First International Title		
06	Title - FL Form 9	to First International Title		
07	Title - Lender's Title Insurance	to First International Title		
08	Title - P.U.D. (FL Mod) 5.1-06	to First International Title		
09	Title - Settlement or Closing Fee	to First International Title	\$495.00	
10	Title - Title Search	to First International Title	\$225.00	
D. Other Costs				
E. Taxes and Other Government Fees			\$3,309.10	
01	Recording Fees	Deed: \$27.60 Mortgage: \$138.10 to Simplifile / E-Recording		
02	Transfer Tax	to		
03	Deed Tax/Stamps	to Simplifile / E-Recording	\$3,290.00	
04	Intangible Tax	to Simplifile / E-Recording		
05	Mortgage Tax/Stamps	to Simplifile / E-Recording		
06	Trustee Affidavit	to Simplifile / E-Recording	\$19.10	
F. Prepays			\$567.35	
01	Homeowner's Insurance Premium (12 mo.)	to Citizens		
02	Mortgage Insurance Premium (mo.)	to		
03	Prepaid Interest (\$87.1592 per day from 04/10/2024 to 05/01/2024)	to Lender with contractual obligations under a loan agreement with the vested owner(s) identified at item 4 below, or proposed purchaser		
04	Property Taxes (3 mo.)	to Palm Beach County Tax Collector	\$567.35	
G. Initial Escrow Payment at Closing to Lender with contractual obligations under a loan agreement with the vested owner(s) identified at item 4 below, or proposed purchaser				
01	Homeowner's Insurance	\$141.17 per month for 3 mo.		
02	Mortgage Insurance	per month for mo.		
03	Property Taxes	\$187.59 per month for 8 mo.		
04	City Property Taxes	per month for mo.		
05	County Property Taxes	per month for mo.		
06	Non-Ad-Valorem Taxes	per month for mo.		
07	School Property Taxes	per month for mo.		
08	ASSC Dues	per month for mo.		
11	Aggregate Adjustment			
H. Other			\$19,453.51	
01	2nd Quarter Sewer Fee 1632900-0	to Loxahatchee River Environmental Control District		

02	Estoppel Fee	to River North HOA	\$150.00
03	Final Etimated Water bill #0144732	to Town Of Jupiter Utilities	\$63.26
04	HOA Dues - 2nd Quarter	to River North HOA	
05	HOA Estoppel Fee Service	to Quality Research Services	\$75.00
06	Municipal Lien Search	to Quality Research Services	\$135.00
07	Real Estate Commission - Buyer's Realtor	to Compass Florida LLC	\$9,400.00
08	Real Estate Commission - Seller's Realtor	to One Source Real Estate	\$9,400.00
09	Sewer Fee #1632900-0	to Loxahatchee River Environmental Control Disrict	\$87.75
10	Title - Owner's Title Insurance	to First International Title	\$142.50
J. TOTAL CLOSING COSTS			\$24,300.46

By Paul V. Devenoge

Florida Insurance Premium Disclosure & Settlement Agent Certification

File Number: 241087-32

Closing Date: 04/10/2024

You are being given this form and certification to explain differences between Federal and Florida law. Federal law requires the costs of the policies to be calculated using the full premium for the lender policy. Florida law allows the premium for the lender's policy to be calculated using a lower rate when purchased along with an owner's policy.

If both an owner's policy and a lender's policy are being purchased, the title insurance premiums on this form might differ from the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the lender policy premium will probably be higher.

The chart below lists the amounts disclosed by the lender and the premium for the policies being purchased. These amounts include the charges for endorsements to the policies:

	Closing Disclosure Amount		Florida Premium	
	Buyer	Seller	Buyer	Seller
(a) Lender's policy:	\$2,307.50	\$0.00	\$25.00	\$0.00
(b) Lender's Endorsements:	\$295.00	\$0.00	\$295.00	\$0.00
(c) Lender's Policy Total:	\$2,602.50	\$0.00	\$320.00	\$0.00
(d) Owner's policy:	\$0.00	\$142.50	\$0.00	\$2,425.00
(e) Owner's Endorsements:	\$0.00	\$0.00	\$0.00	\$0.00
(f) Owner's Policy Total:	\$0.00	\$142.50	\$0.00	\$2,425.00
Total All Policies (c + f):	\$2,745.00		\$2,745.00	

The total dollar amount for the policies as disclosed on this form should be equal to the total premium calculated using the Florida Insurance Code. The Florida Premium amounts listed above will be used to disburse the funds from the title agency's escrow account to Fidelity National Title Insurance Co and First International Title - Jupiter Branch.

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

Maria Iribarren Date

Federico Mogames Date

Paul V. Devenoge and
Carolyn M. Devenoge
Revocable Trust under
Agreement dated January
28, 2014

By Paul V. Devenoge,
Individually and as Trustee

Date

By Carolyn M. Devenoge,
Individually and as Trustee

Date

Florida Insurance Premium Disclosure & Settlement Agent Certification

Settlement Agent Certification

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

First International Title Signature

Date Signed

First International Title

P183053

Settlement Agent Name

Florida License Number

First International Title - Jupiter Branch

P183053

Name of Agent Holding Funds

Florida License Number

COMPLIANCE AND TAX PRORATION AGREEMENT

Property Address: **3074 30th Court, Jupiter, FL 33477**

We, the undersigned Seller and/or Buyer/Borrower herein acknowledge the following as conditions of the above referenced transaction:

1. All contingencies set forth in the Contract for Sale have been complied with in full;
2. All utility bills, including but not limited to water, sewer, gas, garbage and electric are the responsibility of the undersigned parties, not the closing agents. All matters regarding utility bills will be handled outside of closing;
3. The undersigned parties will fully cooperate if adjustment for clerical errors on any or all closing documentation is necessary, and will sign such additional documents as are necessary to correct such errors;
4. Calculations of payoff figures, or principal balance and escrow account balances and/or proration, were based on information, whether obtained orally or in writing from your existing lender(s). The closing agent will not be held liable for miscalculations as a result of errors made by the lender(s). If there is/are discrepancies between the figures used in preparing the closing statements, and future information provided by the lender(s) resulting in a demand by the lender(s) for additional funds, seller will, upon request forward said funds forthwith;
5. Consent is hereby given, pursuant to Rule 4-186.008(3) of the Florida Administrative Code, to the placement of the settlement funds for the transaction into an interest bearing account in the name of First International Title. The parties understand that interest earned, or other benefits earned, if any, on such account will be the property of First International Title;
6. The undersigned parties understand and agree that any shortage in payments made to any debt holder as a "courtesy" or "accommodation" payoff, that are not secured by the property (i.e. credit cards, car loans, student loans, etc.) will be the sole responsibility of the borrower of said debt;
7. X The proration of taxes reflected on the closing statement has been made on the basis of a tax figure calculated in compliance with instructions contained in the Purchase and Sale Agreement for this transaction or is based upon instructions received from the parties to this transaction if the Purchase and Sale Agreement does not contain instructions for tax proration;

OR

 No prorations have been made for current years taxes per Instructions received for closing and shall not be the liability of First International Title,

8. The undersigned Owners of the above referenced property herein acknowledge they **have** X **have not** filed for and received homestead exemption for property taxes for the current year;

PLEASE NOTE!! If the final tax bill for the current year has not been issued, the amount utilized for the purpose of this closing should be considered an estimate and subject to change in the current and subsequent years, based on the value and tax rates assessed to the property by the appropriate taxing authorities.	SELLER INITIALS	BUYER INITIALS
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9. We the undersigned understand that First International Title is relying on the statements contained herein to compute the applicable tax proration amounts between Sellers and Buyers and/or the appropriate tax amount for the Lender's escrow account;

10. The closing agent will not be liable for any discrepancies that may arise in these proration figures when the actual tax bills for the year of closing are available, or for any shortages in escrow accounts. Upon receipt of the current tax statement, the undersigned parties will make proration adjustments between themselves outside of the closing if the total proration difference exceeds \$50.00;
11. Should this transaction require online signature and notarization the undersigned authorize First International Title to proceed and close this transaction using REMOTE ONLINE NOTARIZATION, as allowed by and in accordance with Florida statutes.

Maria Iribarren

Federico Mogames

Paul V. Devenoge and Carolyn M. Devenoge
Revocable Trust under Agreement dated January
28, 2014

By Paul V. Devenoge, Individually and as Trustee

By Carolyn M. Devenoge, Individually and as
Trustee



REISSUE CREDIT DISCLOSURE SELLER

Seller(s): Paul V. Devenoge, Individually and as Trustee and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

Buyer(s): Maria Iribarren and Federico Mogames

Property: 3074 30th Court, Jupiter, FL 33477

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

An order has been placed with this company for a title insurance policy. The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction. Eligibility for a discounted title insurance premium will depend on:

REFINANCE TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property or a copy of a policy meeting the requirements for a SALES TRANSACTION described below.

SALES TRANSACTIONS:

To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above-referenced property.

THE PRIOR OWNER'S POLICY CANNOT BE MORE THAN 3 YEARS OLD

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to the above address or fax number prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

Please acknowledge your understanding of the above by signing below.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Date

By Carolyn M. Devenoge, Individually and as Trustee

Date



APPENDIX

**CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR
EXCHANGE OF A PRINCIPAL RESIDENCE**

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Part I. Seller Information

- 1. Name **Paul V. Devenoge as Individually and as Trustee and Carolyn M. Devenoge as Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014**
- 2. Taxpayer Identification Number (TIN) **077-42-5051 and 089-52-0362**
- 3. Residence being sold or exchanged **3074 30th Court, Jupiter, FL 33477**

Lot 145-C, THE RIVER, according to the Plat thereof, recorded in Plat Book 52, Page(s) 153 of the Public Records of Palm Beach County, Florida.

Part II. Seller Assurances

Check "true" or "false" for assurances (1) through (5), and "true", "false", or "not applicable" for assurance (6).

True False

- (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange or the residence.
- (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
- (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.

(4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.

OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.

True False

(5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

True False N/A

(6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III. Seller Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated
January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Date

By Carolyn M. Devenoge, Individually and as Trustee

Date

FORWARDING ADDRESS:

524 Horton St., New Smyrna Beach, FL 32169



SELLER PROCEEDS INSTRUCTIONS

Property: 3074 30th Court, Jupiter, FL 33477

I/We, the undersigned Seller(s), do hereby authorize and instruct First International Title to disburse the Seller's net proceeds as follows:

- REMIT FUNDS DIRECTLY TO SELLER(S) VIA DESIGNATED METHOD BELOW:
 - WIRE TRANSFER: Attach Wire Transfer Instructions or complete attached form
Account name must match seller's name on title (if individually owned)
Account name must match name of TRUST on title (if Trust owned)
 - CHECK WILL BE PICKED UP BY: _____
Number to call when check is ready: _____
Must bring valid photo id when picking up check
 - MAIL CHECK USPS TO SELLER AT THIS FORWARDING ADDRESS:
Forwarding Address: _____

 - OVERNIGHT CHECK: (NO P.O. Boxes)
Overnight Address: _____

- TRANSFER FUNDS TO PURCHASE TRANSACTION:
 - Transfer net proceeds
 - Transfer \$ _____
 - (Pay any remaining amount to seller as indicated above)**
 - (Buyer's name(s) for purchase transaction must match seller's name(s).)**

Title Co. _____ Attn: _____
Phone: _____ Property Purchasing: _____

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Date

By Carolyn M. Devenoge, Individually and as Trustee

Date



WIRE TRANSFER AUTHORIZATION FOR OUTGOING WIRES
COMPLETE ONLY IF YOU WANT TO HAVE YOUR PROCEEDS SENT VIA A WIRE TRANSFER

Specify the wiring instructions for your bank account or attach your bank's written wire instructions.

The undersigned customer hereby authorizes and directs First International Title to transfer funds by wire to the Receiving Bank and Account identified below. Customer warrants that the information provided in the Authorization is complete and accurate.

WIRE TO (BANK) Exhibit in file CITY _____ ST _____

ABA NO. _____ ACCOUNT HOLDER NAME _____

ACCOUNT NO. TO CREDIT _____

YOUR ADDRESS OF RECORD WITH YOUR BANK _____

OTHER REFERENCE INFORMATION _____

Provide the following information if the wire is to be routed through a domestic US intermediary Bank for credit to your bank (i.e. your bank is not "online" with the Fed) enter such intermediary Bank information below.

INTERMEDIARY BANK _____ ABA NO. _____

INTERMEDIARY BANK ACCOUNT NO. _____

Provide the following information if your bank is outside the United States: the wire must be directed to a bank with a correspondent relationship in the United States. Contact your bank to obtain their Correspondent Bank information.

CORRESPONDENT BANK _____ ABA NO. _____

CORRESPONDENT BANK ACCOUNT NO. _____

Provided that funds are wire transferred in accordance with these instructions, First International Title shall not be liable for any act or omission of any financial institution or any other person, nor shall First International Title have any liability for loss of funds or interest thereon. In no event will damages exceed interest at a rate equal to Fed Funds rate, adjusted daily, for the number of days that such funds are unavailable. The undersigned Customer shall indemnify and hold harmless, First International Title, its underwriter, employees, successors or assigns from any loss, liability and cost incurred as a result of any incorrect information supplied.

IN NO EVENT SHALL First International Title TITLE BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES, REGARDLESS OF WHETHER ANY CLAIM IS BASED ON CONTRACT OR TORT OR WHETHER THE LIKELIHOOD OF SUCH DAMAGE WAS KNOWN TO First International Title

Accepted and Agreed

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated
January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

_____ Date

By Carolyn M. Devenoge, Individually and as Trustee

_____ Date

Best phone # _____



FIRST
INTERNATIONAL TITLE

1930 Commerce Lane, Suite 2, Jupiter, FL 33458
O: 561-354-1050 ♦ F: 561-354-1048 ♦ firstintitle.com



DELIVERY OF PROCEEDS BY WIRE
ACKNOWLEDGMENT AND HOLD HARMLESS

Date: 04/10/2024

Property Address: 3074 30th Court, Jupiter, FL 33477

I/We, the undersigned recipient(s) of funds due from First International Title for a real estate transaction involving the above-described property herein acknowledge the following:

1. First International Title has informed me/us of the following delivery of funds options:
 - a. Check
 - b. Wire
 - c. Domestic transfer for purchase of another property simultaneous with closing of above-mentioned property
2. I/We have elected to receive funds due in the form of a wire transfer.
3. All outgoing wires will be in **U.S. currency** and First International Title does not control the rate of conversion on international wires.
4. I/We have been advised to notify our bank immediately that I/we will be receiving a wire and the amount.
5. I/We have been made aware that wires out to JPMorgan Chase accounts may not be processed by JPMorgan Chase in excess of two (2) weeks after being sent by First International Title. Once the wire is sent by First International Title and confirmation has been provided, it will be my/our responsibility to work with JPMorgan Chase directly to locate and receive the funds.
6. I/We have been made aware that an international wire may not be received by my/our banking institution in excess of two (2) weeks after being sent by First International Title due to controls set in place by the Office of Foreign Assets Control (O.F.A.C.) and the Society for Worldwide Interbank Financial Telecommunication (S.W.I.F.T.). Further, First International Title is unable to track international wires once they are sent.
7. Upon confirmation my/our funds have been sent as a wire by First International Title, **I/we must contact my/our bank for delivery inquiries** and NOT First International Title

I/We further agree to indemnify and hold harmless First International Title, Fidelity National Title Insurance Company, their successors and/or assigns, from any and all loss or damage concerning the matters listed above due to my/our decision to receive funds due in the form of a wire transfer.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Date

By Carolyn M. Devenoge, Individually and as Trustee

Date

**Substitute Form 1099S
Proceeds from Real Estate Transactions**

Settlement Agent Name and Address	Seller/Transferor's Name and Address
First International Title 1930 Commerce Lane, Suite 2, Jupiter, FL 33458 561-354-1050 26-4217217	Paul V. Devenoge as Individually and as Trustee and Carolyn M. Devenoge as Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 524 Horton St., New Smyrna Beach, FL 32169 SSN/Tax ID: 077-42-5051 and 089-52-0362 Confirm SSN/TIN is Correct by Initialing Here:

Transaction Information	
GF Number	241087-32
Date of Closing	04/10/2024
Gross Proceeds	\$470,000.00
Allocation of Gross Proceeds	\$470,000.00
Property Address	3074 30th Court, Jupiter, FL 33477
Transferor received or will receive property or services as part of the consideration	No

- This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
- You are required by law to provide the Settlement Agent with your correct Tax Payer Identification Number. If you do not provide the Settlement Agent with your correct Tax Payer Identification Number, you may be subject to civil or criminal penalties imposed by law.
- Under penalties of perjury, I certify that the number shown above on this statement is my correct Tax Payer Identification Number. I acknowledge receipt of a copy of this statement.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Date

By Carolyn M. Devenoge, Individually and as Trustee

Date

Instructions for Seller/Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the instructions for Schedule D (Form 1040), Capital Gains and Losses. If the real estate was not your main home, report the transaction on Form 4797, Sales of Business Property; Form 6252, Installment Sale Income; and/or Schedule D (Form 1040).

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if all the following apply:

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate,
- Your original mortgage loan was provided after 1990,
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy, and
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828, Recapture of Federal Mortgage Subsidy, and Pub. 523, Selling Your Home.

ACKNOWLEDGEMENTS AND HOLD HARMLESS

3/27/2024

Seller(s): Paul V. Devenoge, Individually and as Trustee and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

Property: 3074 30th Court, Jupiter, FL 33477

For the following Acknowledgement and Hold Harmless statements, please initial next to each subject matter to state that you understand, agree, and accept the terms as they are detailed.

_____ **Clerical Error Authorization**

I/We hereby authorize **First International Title** to correct and initial any minor typographical and/or clerical errors on the documents for conveyance of the above property and on the documents required by the above lender. This authorization does not authorize any changes to any monies due at the time of closing nor to terms of the new loan, if applicable.

_____ **Disbursement of ALTA Settlement and/or HUD Settlement Statement**

I/we authorize First International Title to distribute a copy of the combined ALTA Settlement Statement and/or HUD Settlement Statement containing my/our transactional information to real estate professionals, attorneys, lender, homeowner's insurance companies, CPAs and other third parties involved in the above referenced transaction at the time of closing or prior thereto.

_____ **Water, Waste, and Homeowners/Condominium Association Liens**

It is hereby agreed and understood by the parties signing below that **First International Title** and /or **Fidelity National Title Insurance Co** are not responsible for any outstanding water bills, waste bills or Homeowners Association fees that may be due that were not disclosed to **First International Title** and/or **Fidelity National Title Insurance Co** at the time the research was done.

It is further understood that the parties shall indemnify and Hold Harmless **First International Title** and/or **Fidelity National Title Insurance Co** for any past due or future bill.

It is also understood that the Seller(s) of the above referenced property is/are responsible for any and all outstanding water liens, waste liens, and/or Homeowners/Condominium Association fees.

(Not Applicable) **No Mandatory HOA Dues**

I/We, the sellers, hereby certify that there are no mandatory homeowner's association dues on the above property. If there are said dues, they will be handled outside the closing between the buyers and sellers and not through **First International Title**

It is further understood that the parties shall indemnify and Hold Harmless **First International Title** and/or **Fidelity National Title Insurance Co** for any past or future dues, liens, and/or assessments that may arise should there be a mandatory homeowner's association.

SELLER'S AFFIDAVIT

The undersigned Affiant(s), who being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the terms "Affiant" and "Affiants" shall include all parties executing this Affidavit):

1. That Affiant(s) has agreed to sell to (Purchaser): **Maria Iribarren and Federico Mogames** the following described property:

 Lot 145-C, THE RIVER, according to the Plat thereof, recorded in Plat Book 52, Page(s) 153 of the Public Records of Palm Beach County, Florida.
2. That, to the actual knowledge of Affiant, there are no parties who have any interest in said property other than the Purchaser and there are no facts actually known to Affiant which could give rise to a claim being adversely asserted to any of said property, and Affiant has delivered exclusive possession of said property, free and clear of the rights of any tenant or other occupant, EXCEPT:

NONE
3. That other than as shown in Item 1, Affiant has entered into no agreement, contract or commitment for the sale, lease, mortgage, option or creation of any other encumbrance of said property, EXCEPT:

NONE
4. That there are no unrecorded easements or rights-of-way affecting all or any portion of the property.
5. That no dispute exists concerning the title to said real estate, the boundary lines of same, nor the location of the improvements upon this real estate or the adjoining real estate.
6. That to the actual knowledge of Affiant, there are no improvements, repairs, additions or alterations performed upon said property within the past 90 days, for which payment has not been made in full; that the Affiant has not entered into any agreement or contract with any party for the furnishing of any labor, services or material in connection with any improvements, repairs, additions or alterations within the past 90 days; and that there are no parties actually known to Affiant who have any claim or right to a lien for services, labor or material in connection with any improvements, repairs, additions or alterations on said property.
7. That Affiant X is is not a citizen of the United States, is of legal age, under no legal disabilities and has never been known by any other name than shown on title.
8. There are no other real estate mortgages on the property other than the mortgage(s) disclosed on the title insurance commitment AND there have not been made any draws against any open equity line loans secured by the above referenced real estate that are to be paid down or closed as a condition of the loan.
9. That there are no actions or proceedings now pending in any state or Federal Court to which Affiant is a party including, but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments or liens of any nature which constitute or could constitute a charge or lien upon said property.
10. That, there are no matters pending against Affiant that could give rise to a lien that would attach to the property between the disbursing of funds and the recording of the interest to be insured, and that Affiant has not and will not execute any instrument that would adversely affect the title to or interest to be insured.
11. That there are no delinquent real estate taxes or unpaid current real estate, special assessments or pending assessments, or unpaid utility bills.
12. That all association dues in connection with the above described unit/lot (including Homeowner's Association dues and/or Condominium Association dues), if applicable, are current as of the date of this affidavit and affiant has received no notice of any impending or future special assessments from said association.

13. That in consideration of First International Title as an agent for **Fidelity National Title Insurance Co** its policy/policies effective as of the date of closing without making exception therein to matters which may arise between the **02/07/2024** and the date documents creating the interest being insured have been filed for record and which matters may constitute an encumbrance on or affect the title, I/we will promptly defend, remove, bond or otherwise dispose of any encumbrance, lien or objectionable matter which may arise or be filed, as the case may be, against the Property as a result of any act or omission of the undersigned during the period of time between the date of the title commitment(s), which commitment(s) is referenced hereto and made part hereof and the date of recording of all closing instruments, and to hold harmless and indemnify First International Title and its underwriter, **Fidelity National Title Insurance Co**, against all expenses, costs and attorney's fees, which may arise out of our failure to so remove, bond or otherwise dispose of any liens, encumbrances or objectionable matters.

Affiant makes this Affidavit for the purpose of inducing First International Title as an agent for **Fidelity National Title Insurance Co** to issue its Policy or Policies of Title Insurance in connection with the above referenced transaction(s) and provided to induce Purchaser to purchase the property.



Further affiant(s) sayeth naught.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Carolyn M. Devenoge, Individually and as Trustee

State of _____

County of _____

Sworn to (Affirmed) and Subscribed before me by means of () physical presence or () online notarization on _____, by **Paul V. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires:

NON-FOREIGN AFFIDAVIT
(Individuals)

The undersigned Affiant(s), who being duly sworn according to law, deposes and says as follows (as used in this Affidavit, the terms "Affiant" and "Affiants" shall include all parties executing this Affidavit):

1. Paul V. Devenoge as Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 and Carolyn M. Devenoge as Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 (hereinafter referred to as "Seller") is the owner of the following described real estate ("Property"):

Lot 145-C, THE RIVER, according to the Plat thereof, recorded in Plat Book 52, Page(s) 153 of the Public Records of Palm Beach County, Florida.

2. Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a U.S. real property interest must withhold tax at a rate of 15% of the amount realized on the disposition if the transferor ("Seller") is a foreign person. To inform the Buyer that withholding of tax is not required upon the transfer of the above-described property by Seller, the undersigned hereby swears, affirms and certifies, as applicable, the following:

(X) U.S. CITIZEN:

- a. Seller is a U.S. citizen and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.
- b. Seller's Legal Name(s): Paul V. Devenoge as Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 and Carolyn M. Devenoge as Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014
- c. Seller's Social Security Number(s): 077-42-5051 and 089-52-0362
- d. Seller's Home Address: 524 Horton St., New Smyrna Beach, FL 32169

() RESIDENT ALIEN (Green Card Test):

- a. Seller is a resident alien as evidenced by the copy of their "green card", a true copy of which is attached hereto and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.
- b. Seller's Legal Name(s):
- c. Seller's Social Security or Tax ID Number(s):
- d. Seller's Home Address:

() RESIDENT ALIEN (Substantial Presence Test):

- a. Seller meets the "substantial presence test", pursuant to the Internal Revenue Code and Income Tax Regulations as evidenced by the completed formula attached hereto and hereby incorporation into this certification and is not therefore a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for purposes of U.S. income taxation.
- b. Seller's Legal Name(s):
- c. Seller's Social Security or Tax ID Number(s):
- d. Seller's Home Address:

3. Seller understands that this certification may be disclosed to the Internal Revenue Service by Buyer and that any false statement contained herein could be punished by fine, imprisonment or both.
4. Under penalties of perjury, the undersigned hereby declare that they have examined this certificate and, to the best of the undersigned's knowledge and belief, it is true, correct and complete, and the undersigned further declares that they have the authority to sign this document as Seller.
5. Seller hereby acknowledges that, in addition to punishment by fine, imprisonment or both as above set forth, this instrument is given for the purpose of inducing **Maria Iribarren and Federico Mogames** to purchase the property and First International Title as agent of Fidelity National Title Insurance Co to insure title to the Property and act as disbursing agent, with respect thereto. Seller further acknowledges that this affidavit is given with full understand that said parties will rely upon same to establish the truth of the facts set forth herein and understands the civil liability for any misrepresentation herein.

Further affiant(s) sayeth naught.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Carolyn M. Devenoge, Individually and as Trustee

State of _____

County of _____

Sworn to (Affirmed) and Subscribed before me by means of () physical presence or () online notarization on _____, by **Paul V. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires:

BILL OF SALE
ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, in the County of Palm Beach, State of Florida, that **Paul V. Devenoge, Individually and as Trustee and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014**, the party of the first part, for and in consideration of the sum of Ten and 00/100 ----(\$10.00) dollars lawful money of the United States, to be paid by **Maria Iribarren and Federico Mogames**, party of the second part, the receipt whereof is hereby acknowledged, have/has granted, bargained, sold transferred and delivered, and by these presents does grant, bargain, sell transfer and deliver unto the said party of the second part, their/his/her executors, administrators, successors and assigns, the following goods and chattels:

**All of Seller's rights, title and interest in and to all tangible personal property located at:
3074 30th Court, Jupiter, FL 33477**

As per "AS-IS" Residential Contract for Sale and Purchase dated February 27, 2024, as amended from time to time.

To have and to hold the same unto the said party of the second part, their/his/her executors, administrators, successors and assigns forever.

And they/he/she do/does for themselves/himself/herself and their/his/her heirs, executors and administrators, covenant to and with the said party of the second part, their/his/her executors, administrators, successors and assigns, that they/he/she are is the lawful owner(s) of the said goods and chattels; that they are free from all encumbrances, that they/he/she will warrant and defend the sale of the said property, good and chattels hereby made, unto the said party of the second part their/his/her executors, administrators and assigns against the lawful claims and demands of all persons whomsoever.

Further affiant(s) sayeth naught.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Carolyn M. Devenoge, Individually and as Trustee

State of _____

County of _____

Sworn to (Affirmed) and Subscribed before me by means of () physical presence or () online notarization on _____, by **Paul V. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name: _____ (NOTARY SEAL)

My Commission Expires: _____



Prepared by and Return to:
Fran Goddard , an employee of
First International Title
1930 Commerce Lane, Suite 2
Jupiter, FL 33458

File No.: 241087-32

(Space Above This Line For Recording Data)

TRUST AFFIDAVIT

The undersigned **Paul V. Devenoge and Carolyn M. Devenoge** being duly sworn, deposes and says:

That said trust named **Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014** has not been amended, modified or revoked, except as heretofore disclosed, and that the Trust is still in full force and effect and that **Paul V. Devenoge and Carolyn M. Devenoge** is/are still acting trustee(s) and has/have full power to grant, sell, convey, purchase and refinance the real property described as follows:

Lot 145-C, THE RIVER, according to the Plat thereof, recorded in Plat Book 52, Page(s) 153 of the Public Records of Palm Beach County, Florida.

Further affiant(s) sayeth naught.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Carolyn M. Devenoge, Individually and as Trustee

State of _____

County of _____

Sworn to (Affirmed) and Subscribed before me by means of () physical presence or () online notarization on _____, by **Paul V. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014,** who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature
Printed Name: (NOTARY SEAL)
My Commission Expires:



Prepared by and Return to:
Fran Goddard , an employee of
First International Title
1930 Commerce Lane, Suite 2
Jupiter, FL 33458

File No.: 241087-32

(Space Above This Line For Recording Data)

TRUSTEE'S DEED

This indenture made on April 10, 2024 by **Paul V. Devenoge, Individually and Carolyn M. Devenoge, Individually, as Husband and Wife and as Trustees of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014** whose address is: 524 Horton St., New Smyrna Beach, FL 32169 hereinafter called the "grantor", to **Maria Iribarren and Federico Mogames, wife and husband** whose address is: 3074 30th Court, Jupiter, FL 33477, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 **Palm Beach County, Florida**, to-wit:

Lot 145-C, THE RIVER, according to the Plat thereof, recorded in Plat Book 52, Page(s) 153 of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 30434117021450030

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Full power and authority is hereby granted to Trustee or her/his/their successors to protect, conserve, sell, lease, convey or otherwise encumber, to manage and dispose of the real estate or any part thereof. This deed is given and accepted in accordance with Section 689.073, Florida Statutes.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Paul V. Devenoge, Individually and as Trustee

Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014

By Carolyn M. Devenoge, Individually and as Trustee

Signed, sealed and delivered in our presence:

1st Witness Signature

2nd Witness Signature

Print Name: _____

Print Name: _____

Address: _____

Address: _____

State of _____

County of _____

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on _____, by **Paul V. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014 and Carolyn M. Devenoge, Individually and as Trustee of the Paul V. Devenoge and Carolyn M. Devenoge Revocable Trust under Agreement dated January 28, 2014**, who () is/are personally known to me or who () produced a valid _____ as identification.

Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires: