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PREPARED BY AND RETURN TO:
Alice Cline Morris, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 26th day of October, 2018, between DENNIS PETE LUCHIN, a/k/a Dennis P. Luchin, being the surviving joint tenant of a joint tenancy with the right of survivorship with CHARLES J. MICHEL, deceased, who died as a resident of Flagler County, on February 28, 2017, as evidenced by the certificate of death recorded prior to this deed, whose address is 146 Palm Coast Resort Boulevard, Unit 607, Palm Coast, Florida 32137, party of the first part, and DENNIS PETE LUCHIN and LORI CHRISTINE LaVIGNA, as Trustees of The Luchin Michel Trust, a revocable living trust, whose address is 146 Palm Coast Resort Boulevard, Unit 607, Palm Coast, Florida 32137, parties of the second part.

WITNESSETH:

That the said party of the first part, in consideration of love and affection, has granted, bargained, and conveyed to the said parties of the second part, their successors and assigns forever, the following described lands, situate, lying and being in Flagler County, Florida, to wit:

Condominium Unit 607, Building E, Phase 1, PALM COAST RESORT, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1560, Page(s) 799 through 996, and any amendments and/or supplemental declarations thereto, of the Public Records of Flagler County, Florida, together with an undivided interest in and to the limited common elements and common elements appurtenant thereto as specified in said Declaration.

Real Estate Assessment No.: 38-11-31-7103-000E0-0607

Parties of the second part, by acceptance hereof, and by agreement with the party of the first part, hereby expressly assume and agree to be bound by and to comply with all of the covenants, terms, conditions and provisions set forth and contained in the aforescribed Declaration, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the Condominium.

NOTE TO CLERK: THIS DEED IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER FAC RULE 12B-4.013(28)(i) AS A TRANSFER INTO A GRANTOR REVOCABLE LIVING TRUST.

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 2017; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the said party of the first part, but not otherwise.

The parties of the second part, and their successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, to lease, to encumber and otherwise to manage and dispose of the real property described above.

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's written statement establishing that the Trustee is unable to properly care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

The trust agreement grants to the beneficiary of said trust the right to full use and possession of any non-income producing real estate owned by the trust, specifically including the residence of such beneficiary. This beneficial interest is intended to qualify such property under Sections 196.031 and 196.041, Florida Statutes, as amended, for all homestead exemptions for which the beneficiary is otherwise eligible.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed and Sealed in Our
Presence:

Sign: Beverly H. Furtick
Print Name: BEVERLY H. FURTICK

Sign: Ashlee Trapnell
Print Name: Ashlee Trapnell

Dennis Pete Luchin
DENNIS PETE LUCHIN

STATE OF FLORIDA

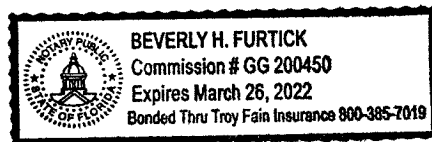
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 26th day of October, 2018, by DENNIS PETE LUCHIN, [NOTARY MUST CHECK ONE BOX] ☒ who is personally known to me or ☐ who has produced a current _____ [State] driver's license as identification.

Beverly H. FurtickName: BEVERLY H. FURTICK

NOTARY PUBLIC, State of Florida

Commission Number: _____



Unofficial Copy