

Prepared By And Return To:
Jennifer J. Hensley, Esq.
5190 26th Street West, Suite D
Bradenton, Florida 34207
941-755/8583
File No. 23H-228

Parcel ID Number:
07-11-31-7022-00180-0250

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Rec. Deed--\$ 35.50
Doc. Stamps--\$ 0.70
Add'l Indexing--\$ 2.00
TOTAL--\$ 38.20

WARRANTY DEED TO TRUSTEE

THIS INDENTURE, made this 11th day of January 2024, between,

Grantors, ROSANA VIDAL, a single person, whose address is 171 Westhampton Drive, Palm Coast, FL 32164 of the County of Flagler, State of Florida, and **ANGELES VIDAL**, a single person, whose address is 100 Patric Drive, Palm Coast, FL 32164 of the County of Flagler, State of Florida, and

Grantee, ROSANA VIDAL, as **Trustee of the ROSANA VIDAL LIVING TRUST** dated **January 11, 2024**, whose address is 171 Westhampton Drive, Palm Coast, FL 32164 of the County of Flagler, State of Florida, with full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described below, and with **BEATRIZ UBERTI-BONA** and **MONICA VIDAL** to be the Co-Successor Trustees, jointly and severally of the aforesaid ROSANA VIDAL LIVING TRUST dated January 11, 2024 upon the death, disability, or resignation of ROSANA VIDAL.

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) 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 Grantees' heirs and assigns forever, pursuant to Florida Statutes §689.071, the following described land, situate, lying and being in Flagler County, Florida, to-wit:

All right, title and interest of Grantor in and to:

Lot 25, Block 18, PALM COAST, MAP OF WYNNFIELD, Section 22, according to the map or plat thereof, as recorded in Map Book 8, Page 12, of the Public Records of Flagler County, Florida.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

The Grantor of the above described Trust covenants that under the terms of said Trust, Grantor has retained a beneficial interest for life and is entitled to a Homestead Exemption pursuant to the provisions of Florida Statutes 196.041, or Successor statute.

GRANTOR COVENANTS that Grantor is the person named in the Trust Agreement as the only person having the right to use of the income and principal of the Trust during the lifetime of the Grantor.

GRANTOR FURTHER COVENANTS that Grantor is not married and has no minor children.

The written acceptance by the Successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the Trustee's death, disability, or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the aforesaid ROSANA VIDAL LIVING TRUST dated January 11, 2024, have been complied with. Evidence of a Trustee's death shall consist of certified copy of a death certificate. Evidence of the Trustee's disability shall consist of a licensed physician's affidavit establishing that the Trustee is incapable of performing the duties as Trustee of the aforesaid ROSANA VIDAL LIVING TRUST dated January 11, 2024. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the Trustee. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth above.

This is a conveyance to a Trustee which is not pursuant to a sale.

The Trustee shall have no personal liability, and any liability shall be limited to the assets in the Trust. The interests of any beneficiaries of the Trust shall be interests in personal property only.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES HERETO AND WITHOUT THE BENEFIT OF TITLE EXAMINATION.

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.

IN WITNESS WHEREOF, the Grantors, ROSANA VIDAL and ANGELES VIDAL have hereunto set their seals the day and year first above written.

Signed, sealed and delivered
in our presence:

X [Signature]

Signature - Witness #1
Printed Name: Caleb Hensley
Witness #1 Mailing Address: 5190 26th St W, Ste D,
Bradenton, FL 34207

X Rosana Vidal (Seal)
ROSANA VIDAL

X [Signature]

Signature - Witness #2
Printed Name: Lisa Sanford
Witness #2 Mailing Address: 5190 26th St W, Ste D,
Bradenton, FL 34207

State of FLORIDA
County of MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 11th day of January, 2024 by ROSANA VIDAL, a single person, who is personally
known or has produced a Florida Driver's License as identification.

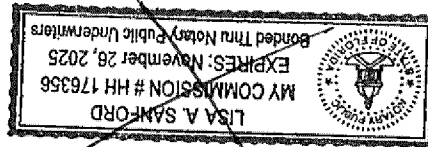
[Notary Seal]



X [Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Signed, sealed and delivered
in our presence:

X [Signature]

Signature - Witness #1
Printed Name: Erica Damer
Witness #1 Mailing Address: 11200 State Rd 64 E
Bradenton, FL 34212

X A. Vidal (Seal)
ANGELES VIDAL

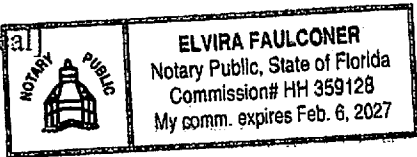
X [Signature]

Signature - Witness #2
Printed Name: [Signature]
Witness #2 Mailing Address: 11200 State Rd 64 E
Bradenton, FL 34212

State of FLORIDA
County of Florida

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 7th day of February, 2024 by ANGELES VIDAL, a single person, who is
personally known or has produced a A DL Driver's License as identification.

[Notary Seal]



X [Signature]
Notary Public

Printed Name: Elvira Faulconer

My Commission Expires: 02/06/2027