

PREPARED BY AND RETURN TO:

Name: Scott M. Patrou, Esq.
Ginn & Patrou, PA
Address: 460 A1A Beach Blvd.
Saint Augustine, FL 32080
904-461-3000

File Number:

Parcel Identification No. 37-10-31-0366-000G0-0180

Prepared without request for title

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Trustee's Deed

This **Trustee's Deed** (this "**Deed**") made this 6th day of October, 2022, between **Scott Patrou, Trustee of the 2018 Sally Berry Revocable Trust, dated March 14, 2018** (here in after referred to as "**Grantor**"), whose post office address is 460 A1A Beach Blvd, St. Augustine, FL 32080 of the County of **St. Johns**, State of **Florida**, grantor*, and given to the second party, **Stephanie Newman, a married woman**, whose post office address is 155 Kline Blvd, Berkeley Heights, NJ 07922 of the County of **Union**, State of **New Jersey**, ("Grantee").

Witnesseth: that said grantor, for and in consideration of the sum of TEN AND NO/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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Flagler County, Florida**, to-wit:

Lot 18, Block G, Beach Haven Unit Two, a subdivision according to the plat thereof recorded in Plat Book 37, Pages 94, 95, and 96, in the public records of Flagler County, Florida.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of reaction or reimposing same.

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 said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Grantor hereby specially warrants the title to the {property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tiffany Pellicer
WITNESS
PRINT NAME: Tiffany Pellicer

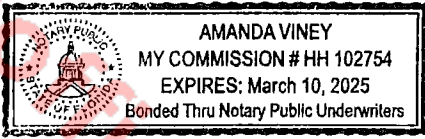
Scott M. Patrou
Scott M. Patrou, Trustee

Amanda Viney
WITNESS
PRINT NAME: Amanda Viney

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of October, 2022, by Scott M. Patrou.

Amanda Viney
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: Y OR Produced Identification: _____
Type of Identification
Produced: _____

Financial Copy