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This instrument prepared by
and return to:
George G. Collins, Jr., Esq.(bb)
Collins, Brown, Barkett,
Garavaglia & Lawn, Chtd.
756 Beachland Blvd.
Vero Beach, FL 32963

Property Parcel No.

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made this 21st day of February, 2017, between Ellen Villamil, as Trustee of the Trust created under Article Third of the Last Will and Testament of Louis A. Madronal for the benefit of Luke Joseph Madronal, whose address: is 5 Winner Circle Lane, Goshen, NY 10924, Grantor, and Douglas Gordon Germer and Elizabeth Ann Germer, husband and wife whose address is: 9864 Natick Drive, Burke, VA 22015, Grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land situate in Indian River County, State of Florida, to-wit:

Lot 9, Block A, Harbor Pointe at Grand Harbor, Grand Harbor Plat 18, according to the map or plat thereof as recorded in Plat Book 14 Page(s) 93, Public Records of Indian River County, Florida.

Subject to restrictions, reservations and easements of record, if any, and real estate taxes subsequent to December 31, 2016.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE GRANTOR. THE GRANTOR'S HOMESTEAD ADDRESS IS 5 WINNER CIRCLE LANE, GOSHEN, NY 10924


TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print Name: CINDY O'SHEA

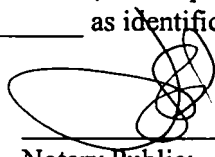

Print Name: John M. Wood

Ellen Villamil, as Trustee
Ellen Villamil, Trustee of the Trust created
under Article Third of the Last Will and
Testament of Louis A. Madronal for the
benefit of Luke Joseph Madronal

STATE OF NEW YORK
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21st day of February, 2017, by
Ellen Villamil, as Trustee of the Trust created under Article Third of the Last Will and Testament of
Louis A. Madronal for the benefit of Luke Joseph Madronal, who is personally known to me or who
has produced _____ as identification.

(Notary Seal)


JOHN M. WOOD
Notary Public, State of New York
Orange County
My Commission Expires
November 23, 2017
Notary Public:
My Commission Expires: