

**Prepared By and Return To:**

Golden Dog Title & Trust  
1845 Town Center Blvd, Suite 210  
Fleming Island, FL 32003

Order No.: RFI20-0312

Property Appraiser's Parcel I.D. (folio) Number:  
33392600002000700007.0

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED made and executed May 5, 2020 by Erika D. Alvarez, Individually and as Trustee of the Erika D. Alvarez Revocable Trust, dated January 10, 2013 whose post office address is 340 Wolfenbarger Road Luttrell, TN 37779 (the "Grantor"), to Julio Velez, a single man, whose post office address is 1150 19th Avenue SW, Vero Beach, FL 32962 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assign of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred Thirty-Five Thousand And No/100 Dollars (\$135,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Indian River, State of Florida, viz:

**Lot 7, Block G, "Oslo Park" Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 13, of the Public Records of Indian River County, Florida.**

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

\*\* The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead, which is located at 11093 Lord Taylor Drive, Jacksonville, FL 32246.



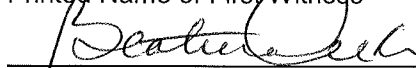
Erika D. Alvarez, Individually as Trustee of the  
Erika D. Alvarez Revocable Trust, dated January  
10, 2013

Forwarding Address:  
340 Wolfenbarger Rd  
Luttrell, TN 37779

Signed, sealed and delivered in presence of:

  
Witness Signature

Kristin Berania  
Printed Name of First Witness

  
Witness Signature

Beatrice Decker  
Printed Name of Second Witness

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence on this 12<sup>th</sup>  
day of May, 2020 by Erika D. Alvarez, individually as Trustee of the Erika D. Alvarez Revocable Trust,  
dated January 10, 2013 who has produced FUDI as proof of identification.

  
Notary

Print Notary Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

Notary Seal

