

This Instrument Prepared by and Return to:
Stephen J. Lacey, Esq.
Lacey Lyons Rezanka
1901 S. Harbor City Blvd., Suite 505
Melbourne, Florida 32901

Parcel Identification Nos. 33-40-31-00008-0010-00018/0

2@ \$10.00	=	\$	20.00
1@ \$ 8.50	=		8.50
Doc Stamps	=		.70
TOTAL:		\$	39.20

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is executed this 30th day of November, 2020, by **Judy McClelland and Janice Sepe, as Trustees of the Michael A. and Anne M. Sepe Trust u/a/d May 29, 2013**, described below in their fiduciary capacity, whose address is 113 North Ivy Drive, Hubert North Carolina 28539 (hereinafter referred to as "Grantor"), to **Barbara A. Sepe and Eileen A. Brown, as Joint Tenants with Rights of Survivorship**, whose address is 54 Conklin Lane, Huntington, NY 11743-2518 (hereinafter referred to as "Grantee"):

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, 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, Florida, viz:

Lot 18, Block J, Garden Grove PRD – Phase II, according to the Plat thereof as recorded in Plat Book 12, Pages 100, 100A and 100B, Public Records of Indian River County.

SUBJECT TO restrictions, reservations and easements of record, if any;

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.

GRANTOR warrants title to the property for any acts of Grantor and will defend the title against lawful claims of all persons claiming by, through or under Grantor.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple in their fiduciary capacity as Trustee; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

The property is not the homestead of the Grantor.

This Deed has been prepared without the benefit of a title search or survey.

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

Signed, sealed and delivered in the presence of:

GRANTOR:

Christina A. Guerrero
Print Name: Christina A. Guerrero

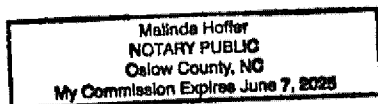
By: Judy McClelland
Judy McClelland, as Co-Trustee of the Michael A. and Anne M. Sepe Trust u/a/d May 29, 2013

Robin Kincaid
Print Name: Robin Kincaid

STATE OF North Carolina
COUNTY OF Oslow } ss:

I HEREBY CERTIFY that on this day before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Judy McClelland, as Successor Co-Trustee of the Michael A. and Anne M. Sepe Trust u/a/d May 29, 2013**, who ☒ has produced Florida Driver Licence as identification or ☐ who is personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that (s)he executed the same for the purposes therein set forth in the presence of two (2) witnesses.

WITNESS my hand and official seal this 30 day of November, 2020.



Melinda Hoffer
Print Name: Melinda Hoffer
Notary Public

Signed, sealed and delivered in the presence of:

GRANTOR:

Marilyn B. Kroner
Print Name: Marilyn B. Kroner

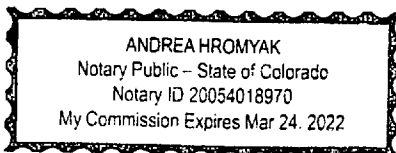
By: Janice Sepe
Janice Sepe, as Co-Trustee of the Michael A. and Anne M. Sepe Trust u/a/d May 29, 2013

Barry N. Kroner
Print Name: BARRY N. KRONER

STATE OF Colorado)
COUNTY OF Boulder) ss:

I HEREBY CERTIFY that on this day before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Janice Sepe, as Successor Co-Trustee of the Michael A. and Anne M. Sepe Trust u/a/d May 29, 2013**, who ☒ has produced Colorado Driver License as identification or ☐ who is personally known to me to be the person described herein, and who executed the foregoing instrument and who has taken an oath and acknowledged before me that (s)he executed the same for the purposes therein set forth in the presence of two (2) witnesses.

WITNESS my hand and official seal this 30th day of November, 2020.



Andrea Hromyak
Print Name: Andrea Hromyak
Notary Public