

This Instrument Prepared By:

Brian M. Stephens, Esq.
DEAN MEAD
7380 Murrell Rd., Suite 200
Viera, Florida 32940

Tax Parcel Identification No.: 33-39-24-00025-0030-00092/0

TRUSTEE'S DEED

THIS WARRANTY DEED is made the 10th day of September, 2021, by LOU ANN WATSON (formerly known as LOU ANN COLLINS), not individually but solely as Trustee under the provisions of an unrecorded trust agreement known as the LOU ANN COLLINS REVOCABLE TRUST AGREEMENT dated October 12, 2018, as the same may, from time to time, be amended (hereinafter referred to as the "**Grantor**"), whose post office address is 1112 2nd Manor SW, Vero Beach, Florida 32962, to LOU ANN WATSON and HARRY RHAUL WATSON, husband and wife, whose post office address is 1112 2nd Manor SW, Vero Beach, Florida 32962 (hereinafter referred to as "**Grantee**").

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

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain real property situate, lying and being in Indian River County, Florida (hereinafter referred to as the "**Property**"), and being more particularly described as follows:

Lot 92, Block 3, Serenoa Phase 4, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 18 through 22, inclusive, of the Public Records of Indian River County, Florida.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of those claiming by, through, or under the Grantor but against no others. This conveyance is subject to the lien for taxes accruing after December 31, 2020, and to easements,

restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

TITLE TO THE REAL PROPERTY CONVEYED HEREIN HAS BEEN NEITHER EXAMINED NOR APPROVED BY THE LAW FIRM OF DEAN MEAD.

NOTE TO RECORDER

THIS TRUSTEE'S DEED TRANSFERS UNENCUMBERED PROPERTY FROM A GRANTOR TRUSTEE TO HERSELF AND HER NON-BENEFICIARY HUSBAND BUT FOR NO SEPARATE CONSIDERATION. PURSUANT TO FLORIDA ADMINISTRATIVE CODE RULE 12B-4.013(28)(g), ONLY MINIMUM FLORIDA DOCUMENTARY STAMP TAX IS BEING PAID HEREWITH.

IN WITNESS WHEREOF, the person named herein as "Grantor" has executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

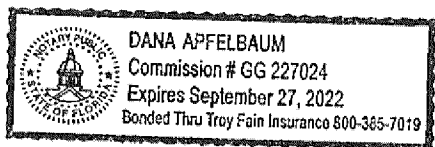
Summer Adams
Print Name: Summer Adams

Lou Ann Watson
LOU ANN WATSON, Trustee of the LOU ANN COLLINS REVOCABLE TRUST AGREEMENT dated October 12, 2018

Dana Apfelbaum
Print Name: Dana Apfelbaum

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me online or in person this 10th day of September, 2021, by LOU ANN WATSON, in her capacity as trustee aforesaid. Said person (check one) is personally known to me, produced a driver's license (current or issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.



Dana Apfelbaum
Notary Public - State of Florida

Serenoa Homeowners Association, Inc.

c/o Elliott Merrill Community Management
835 20th Place, Vero Beach FL 32960
Phone (772) 569-9853 ~ Fax (772) 569-4300
meganm@elliottmerrill.com

Certificate of Approval

RE: Seller/Grantor- LOU ANN COLLINS REVOCABLE TRUST AGREEMENT
Buyer/Grantee- LOU ANN WATSON and HARRY RHAUL
Property- 1112 2nd Manor SW, Vero Beach FL 32962

The Board of Directors of Serenoa Homeowners Association, Inc. on behalf of the Association does hereby waive any right of first refusal and consents to the conveyance of the property described herein to the Grantee named herein.

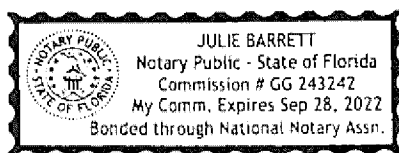
Dated this 10 day of September, 2021.

Serenoa Homeowners Association, Inc.

By: Steve Hogan
Its: President

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 10 day of September, 2021 by Steve Hogan, who is personally known to me or has presented proof that he/she is Managing Agent of Serenoa Homeowners Association, Inc., a Florida not-for-profit corporation, pursuant to the authority duly vested in him/her, on behalf of said corporation.



Notary public, State of Florida
Julie Barrett
Julie Barrett 9/28/22
My Commission expires: 9/28/22