

THIS INSTRUMENT PREPARED
WITHOUT OPINION OF TITLE BY:
Christopher L. Ulrich, Esquire
Cummings & Lockwood LLC
3001 Tamiami Trail North, Suite 400
Naples, Florida 34103

TRUSTEE'S DEED

THIS TRUSTEE'S DEED (this "Deed") is made, entered into, and effective this 25th day of June, 2022, by Evy E. Lynch, individually and as Trustee of the Evy E. Lynch Revocable Trust, dated May 21, 1997, having a mailing address of 190 Clarkson Lane, Vero Beach, Florida 32963 (the "Grantor"), in favor of Evy E. Lynch, an unremarried widow, having a mailing address of 190 Clarkson Lane, Vero Beach, Florida 32963 (the "Grantee").

WITNESSETH:

That for and in consideration of TEN and No/100 DOLLARS (\$10.00), cash in hand paid by the Grantee to the Grantor, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor has bargained and sold and does hereby grant and convey unto the Grantee and the Grantee's successors and assigns forever, the following described land, being in Indian River County, Florida (the "Real Property"), to-wit:

Lot 21, John's Island Plat No. 1, according to the plat thereof as recorded in Plat Book 8, Page 8, Public Records of Indian River County, Florida.

Parcel Identification Number: 32401800001000000021.0.

Subject to (i) real property taxes for the current year and subsequent years including assessments payable, if any, on an amortized basis, if any; (ii) zoning, building code and other use restrictions imposed by governmental authority; (iii) outstanding oil, gas and mineral interest of record, if any; and (iv) restrictions, reservations and easements common to the subdivision.

Pursuant to Rule 12B-4.013(28)(i), F.A.C., only minimal documentary stamps are due on a conveyance of property from a trustee back to a grantor where the grantor retains the right to revoke the trust instrument.

Evy E. Lynch is joining in this Deed, individually, for purposes of homestead.

TO HAVE AND TO HOLD the Real Property, together with all appurtenances and privileges thereunto belonging, unto the Grantee and the Grantee's successors and assigns forever, in fee simple.

The Grantor does hereby fully warrant title to the Real Property and will defend the same against the lawful claims of persons claiming by, through, or under Grantor, but against no other.

IN WITNESS WHEREOF, the Grantor has executed this Trustee's Deed on the day, month, and year first above written.

Signed, sealed, and delivered
in our presence:

Kara Lynch

Witness #1

Kara Lynch

Printed Name of Witness #1

Molly Longfield

Witness #2

Molly Longfield

Printed Name of Witness #2

Evy E. Lynch

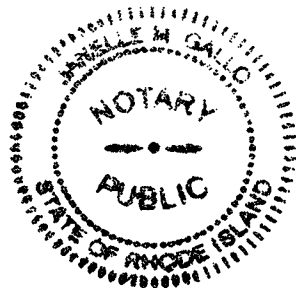
**Evy E. Lynch, individually and as Trustee
of the Evy E. Lynch Revocable Trust,
dated May 21, 1997**

STATE OF Rhode Island
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 25 day of June, 2022, by means of ☐ physical presence or ☐ online notarization, by **Evy E. Lynch, individually and as Trustee of the Evy E. Lynch Revocable Trust, dated May 21, 1997**, who ☐ is personally known to me or ☒ has produced FL Drivers License as identification.

My commission expires: 5/30/24

(SEAL)



Janelle M. Gallo

Notary Public

Janelle M. Gallo

Printed Name of Notary Public