

Property Appraiser's Parcel Identification Number: R03814-101

Subject to restrictions, reservations and easements of record, if any, and taxes for the current and subsequent years.

Further, full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the Trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes (2016).

AND GRANTOR hereby covenants that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above-stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required.

TOGETHER WITH all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:


AND GRANTOR does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

The terms "Grantor" and "Grantee" shall be non-gender specific masculine or feminine, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

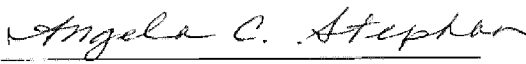
Notice to Clerk and Department of Revenue: This deed is given for minimum consideration to/from a beneficiary of a revocable living trust and is subject to minimum documentary stamp tax pursuant to Section 12B-4.014(28)(i).

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

Signed, Sealed and Delivered in our presence:




Gregory A. Stephan



Angela C. Stephan


Signed in the presence of:



Witness #1 Signature

Yen-Po Chiu

Witness #1 Printed Name



Witness #2 Signature

Kristen Aleo

Witness #2 Printed Name

STATE OF FLORIDA }
COUNTY OF LEE }

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of July, 2021, by Gregory A. Stephan and Angela C. Stephan, who are personally known to me or have produced _____ and _____ as identification.

Wendy S Gallagher
Notary Public Signature

