

This Instrument Prepared by:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025

Parcel Identification Number:
00-00-00-01173-000 (3708)

(Space Above This Line For Recording Data)

Trustee's Deed

THIS TRUSTEE'S DEED (this "**Deed**") is made as of the 12th day of July, 2024 from Elton R. Brubaker and M. Elaine Brubaker, Husband and Wife, Individually and as Trustees of The Brubaker Family Revocable Living Trust Dated February 23, 2006 (the "**Trust**"), with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose address is 1641 Manse Road, Pahrump, NV 89048 ("**Grantor**"), to Dante Deritis and Gina P. Deritis, Husband and Wife, and Shelly Ann Ksanznak, a Widow, as Joint Tenants with Right of Survivorship, whose address is 7221 33rd Square, Vero Beach, FL 32967 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of FIFTY THOUSAND AND 00/100 Dollars (\$50,000.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does distribute, grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situate in Columbia County, Florida and fully described as follows:

Lots 10, 11, Section 23, more particularly known as Lots 28, 29, Unit 19 of 3 Rivers Estates, Inc., said Unit 19 better described as follows:

Commence at the Southwest corner of Section 24, Township 6 South, Range 15 East, Columbia County, Florida, & run South 65°52' East Lambert Grid Bearing 531.32 feet for a Point of Beginning; thence run North 28°01' West 3693.12 feet; thence South 84°44'20" East 117.83 feet; thence South 32°35'50" East 187.97 feet; thence South 53°23'20" East 1755.29 feet; thence South 28°01' East 5021.26 feet; thence South 61°59' West 866 feet; thence North 28°01' West 3166 feet to the Point of Beginning, being a part of Sections 23, 24 & 25, Township 6 South, Range 15 East, Columbia County, Florida.

TOGETHER WITH all tenements, hereditaments, easements and appurtenances belonging to or in any way appertaining to the Property.

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

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

Signed, sealed and delivered
in our presence:

Paula Roberts Viesca
Witness: Paula Roberts Viesca
Address: 1521 Cavalry St
Pahrump, NV 89048

Salvador J. Viesca
Witness: SALVADOR J. VIESCA
Address: 1521 CAVALRY STREET
PAHRUMP, NV 89048

STATE OF NEVADA
COUNTY OF Nye

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this
12 day of July, 2024, by Elton R. Brubaker and M. Elaine Brubaker, Individually and as Trustees of The Brubaker
Family Revocable Living Trust Dated February 23, 2006

Paula Roberts Viesca
Signature of Notary Public
Print, Type/Stamp Name of Notary
Paula Roberts Viesca, Notary
Personally Known: _____ OR Produced Identification: 1
Type of Identification
Produced: NV Drivers License

The Brubaker Family Revocable Living Trust Dated February 23,
2006

Elton R. Brubaker, Individually and as Trustee
Elton R. Brubaker, Individually and as Trustee

By: M. Elaine Brubaker, Individually and as Trustee
M. Elaine Brubaker, Individually and as Trustee

