

PREPARED BY:
NIRENSTEIN, HOROWITZ & ASSOC.
Somerset Square, 200 Glastonbury Blvd, Suite 202
Glastonbury, CT 06033

WHEN RECORDED MAIL TO:
FRANK G. GALL, JR. and PAOLA E. GALL
26 Kindle Lane
Derby, CT 06418
PARCEL ID NO.: R09814-009

Inst: 201712014715 Date: 08/04/2017 Time: 10:50AM
Page 1 of 2 B: 1342 P: 96, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

Warranty Deed

THIS WARRANTY DEED is made on June 29, 2017, between FRANK G. GALL, JR. and PAOLA E. GALL, a married couple, whose address is 26 Kindle Lane, Derby, CT 06418 (herein, "Grantors") and FRANK G. GALL, JR. and PAOLA E. GALL, Trustees, or their successors in trust, under the GALL LIVING TRUST dated June 29, 2017 and any amendments thereto, whose address is 26 Kindle Lane, Derby, CT 06418 (herein, "Grantee").

GRANTORS, for no consideration, hereby convey to Grantee, all of Grantors' interest in and to the following described real property located in the County of Columbia, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors signed and sealed this Warranty Deed on the date first above written.

WITNESSES:

GRANTORS:

Deborah Provost
Print Name: Deborah Provost
Jessica L. Snide
Print Name: Jessica L. Snide

Frank G. Gall, Jr.
Print Name: Frank G. Gall, Jr.
Paola E. Gall
Print Name: Paola E. Gall

STATE OF CONNECTICUT

SS: GLASTONBURY

COUNTY OF HARTFORD

The foregoing instrument was acknowledged before me on June 29, 2017 by FRANK G. GALL, JR. and PAOLA E. GALL ☐ who are personally known to me or ☐ who have produced _____ as identification.

NOTARY PUBLIC

DAWN M. BRADSHAW
Notary Public-Connecticut
My Commission Expires
June 30, 2021

EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL
PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.

EXHIBIT A

Lot 7, TUSTENUGGEE ACRES - UNIT ONE, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 23 and 23A, of the Public Records of Columbia County, Florida.

SUBJECT TO covenants, restrictions and easements, if any.

This property is not the homestead real property of Grantor.

MAIL FUTURE TAX STATEMENT TO:

FRANK G. GALL, JR. and PAOLA E. GALL
26 Kindle Lane
Derby, CT 06418

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes may have been calculated.