

Prepared by and return to:
Courtney Walters, Esq.
Law Office of Courtney Walters, Esq.
302 3rd St. Suite 2
Neptune Beach, FL 32266

WARRANTY DEED

Made this 14th day of April 2022 between, **Daniel Zalewski and Caitlin Charette-Zalewski**, a married couple, whose address is 402 SW Stewart Loop, Lake City, FL 32024 (hereinafter referred to as "Grantor") and **Daniel Zalewski and Caitlin Charette-Zalewski**, as Trustees of the Zalewski Family Revocable Living Trust, dated April 14th, 2022, whose address is 402 SW Stewart Loop, Lake City, FL 32024 (hereinafter referred to as "Grantee");

(Whenever used herein the term "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 corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of ten dollars (\$10), the receipt and sufficiency whereof is hereby acknowledged, does hereby convey unto the Grantee, all right, title, interest, claim, and demand which the Grantor has in, including the powers under Florida Statute 689.073 (or as later amended), the following described land situated, lying, and being in the County of Columbia, State of Florida, commonly known as 402 SW Stewart Loop, Lake City, FL 32024 legally described as follows, to-wit:

Lot 2, Maxwell Square, a Replat of Lot 6, Block "B", Plantation Estates, according to the map or plat thereof as recorded in Plat Book 8, Page 120, Public Records of Columbia County, Florida.

Real Estate Parcel Identification Number: R03170-102

(hereinafter referred to as the "Property") together with all tenements, hereditaments, easements and appurtenances belonging to or benefitting such property to have and hold in fee simple forever.

Subject to covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031 (1) of the Florida Statutes, thereby

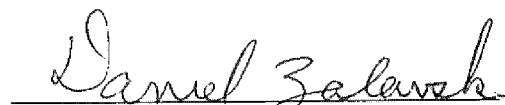
entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

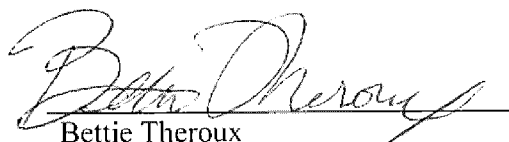
No opinion as to the title of this property has been given by Law Office of Courtney Walters, Esq.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed the day and year first above written.

Signed and sealed in our presence:

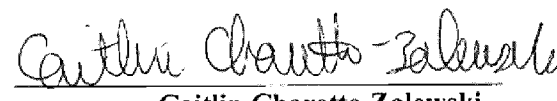

Tracy M. Glover


Daniel Zalewski, Grantor


Bettie Theroux


Caitlin Charette-Zalewski, Grantor


Daniel Zalewski,
as Trustee of the Zalewski Family
Revocable Living Trust, Grantee


Caitlin Charette-Zalewski,
as Trustee of the Zalewski Family
Revocable Living Trust, Grantee

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Warranty Deed was acknowledged and executed before me by Daniel Zalewski and Caitlin Charette-Zalewski, as Grantors, and Daniel Zalewski and Caitlin Charette-Zalewski, as Trustees of the Zalewski Family Revocable Living Trust, as Grantee, by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 2022, who produced a valid Florida driver's license as identification.


NOTARY PUBLIC- STATE OF FL
Print or Stamped name:

