

Prepared by and Return To:
Adam M. Gross, Esq.
Crew Law, P.A.
1333 3rd Ave. S., Suite 505
Naples, FL 34102
Parcel ID No. 01-68-16-03761-173
Consideration: \$0.00*

PREPARATION ONLY FROM INFORMATION PROVIDED AND WITHOUT BENEFIT OF TITLE SEARCH OR OPINION

SPECIAL WARRANTY DEED

THIS DEED, made on November 22, 2023, between

CARLOS L. RIVERA and VILMA M. RIVERA, husband and wife, whose address is 3845 29th Ave. NE, Naples, FL 34120, first party (Grantor)**, and

CARLOS L. RIVERA AND VILMA M. RIVERA, AS CO-TRUSTEES OF THE CARLOS L. AND VILMA M. RIVERA TRUST DATED 11/22/2023, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property pursuant to and in accordance with F.S. 689.073, whose address is 3845 29th Ave. NE, Naples, FL 34120, second party (Grantee);***

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situate in Columbia County, State of Florida:

Lot 73, MEADOWLANDS PHASE 4, according to the map or plat thereof, as recorded in Plat Book 8, Page 11, of the Public Records of Columbia County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

THIS DEED is an absolute conveyance and said Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under said Grantor, but against none other, and is subject to the following:

1. Real property ad valorem taxes and assessments for the current and subsequent years;
2. Zoning, building code and other use restrictions imposed by governmental authority;
3. Outstanding oil, gas and mineral interests of record, if any; and
4. Restrictions, reservations and easements common to the subdivision.

*Pursuant to F.A.C. 12B-4.013(28)(i), this is not a transfer of ownership subject to the stamp tax because this is a deed to a trustee from a grantor who has the power to revoke the trust instrument, or a deed back to the grantor from the trustee upon revocation of the trust.

Pursuant to Florida Statute 732.7025, by executing or joining this deed, I, **CARLOS L. RIVERA, and I, **VILMA M. RIVERA**, intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me

***This transfer shall not impact the Grantor/Grantee's entitlement to homestead exemption pursuant to Section 196.041(2), Florida Statutes, as the Grantor, who is the sole beneficiary of the Trust described herein as Grantee has retained the exclusive right to the rent-free occupancy, as a principal residence and as homestead property, any residential real property comprising an asset of the Trust. Such right reserved constitutes a beneficial interest for life which constitutes an "equitable title to real estate" as that term is employed in Section 6, Article VII, of the Florida Constitution.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

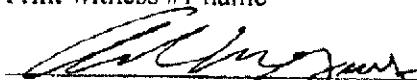
Signed, sealed and delivered in our presence:



Witness #1 signature as to both

Jo. Ann Hendrickx

Print witness #1 name



Witness #2 signature as to both

Adam M. Gross

Print witness #2 name



CARLOS L. RIVERA



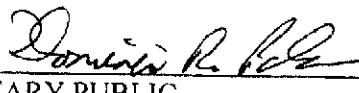
VILMA M. RIVERA

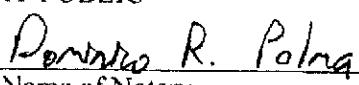
**STATE OF FLORIDA
COUNTY OF COLLIER**

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence, or online notarization, this 22nd day of November, 2023, by **CARLOS L. RIVERA** and **VILMA M. RIVERA**, who is personally known to me, or who produced Drivers License as identification.



DOMINICO R. PALMA
Notary Public
State of Florida
Comm# HH410026
Expires 6/13/2027


NOTARY PUBLIC


Printed Name of Notary
My Commission Expires: 6/13/2027