

Prepared by and return to:

**Brent E. Baris, Esq.**

**Brent E. Baris, P.A.**

**18731 NW US Highway 441**

**High Springs, FL 32643**

**(386) 454-0688**

**File Number: 21-154D**

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## Trustee's Deed

This Trustee's Deed made this 27<sup>th</sup> day of April, 2021 between **Patricia L. Noonan-Hastings, a married woman, individually, and as Trustee of The Rosemary T. Smith Trust dated August 15, 2010** whose post office address is **5124 W. Dakin Street, Chicago, IL 60641**, grantor, and **James M. Novak and Angela S. Novak, Husband and Wife** whose post office address is **368 NW Harris Lake Drive, Lake City, FL 32055**, grantee:

(Whenever used herein the terms 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

**Lot 18 of Fairway View, Unit 2, according to the map or plat thereof as recorded in Plat Book 4, Page 114, Public Records of Columbia County, Florida.**

**Grantor, Patricia L. Noonan-Hastings, individually warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**Subject To** zoning, restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or common to the subdivision; public utility easements of record; and taxes for the year 2021 and subsequent years.

**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.

**And** 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cara M. Z.  
Witness

Printed Name: CARA M. Z.

Sandra L. Gillespie  
Witness

Printed Name: LAWA L. Gillespie

Patricia L. Noonan-Hastings

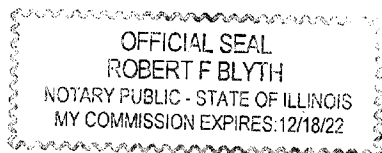
Patricia L. Noonan-Hastings, individually, and as  
Trustee of The Rosemary T. Smith Trust dated  
August 15, 2010

State of Illinois

County of Cook

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of April, 2021 by Patricia L. Noonan-Hastings, individually, and as Trustee of The Rosemary T. Smith Trust dated August 15, 2010. Patricia L. Noonan-Hastings ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Robert F. Blyth

Notary Public

Print Name: ROBERT F. BLYTH

My Commission Expires: 12-18-2022