

Prepared by and return to:

ANNE J. MCPHEE, Esq.
Studenberg Law
1119 Palmetto Ave.
Melbourne, FL 32901

Parcel ID: 25-37-10-CZ-0-12.16

3

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made this 21st day of June, 2023, between **THOMAS WAYNE PETRILLO, INDIVIDUALLY AND AS TRUSTEE OF PETRILLO FAMILY TRUST DATED APRIL 23, 2016**, said Trustee hereinafter called the "Grantor", whose post office address is 55 N. 4th Street, Unit 208, Cocoa Beach, Florida 32931 and **THOMAS W. PETRILLO**, an unremarried widower, hereinafter called the "Grantee", whose post office address is 55 N. 4th Street, Unit 208, Cocoa Beach, Florida 32931.

(The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, and to his heirs and assigns forever, that certain real property situated in Brevard County, Florida, more particularly described as follows:

Unit 208 of Ocean Pines Condominium, a Condominium according to the Declaration of Condominium thereof, in Official Records Book 2288, Page(s) 538, of the Public Records of Brevard County, Florida, and any amendments thereto, together with its undivided share in the common elements. Together with the exclusive use to that limited common element described in the Declaration of Condominium as Garage No. 42, which is an appurtenance to said unit.

Street Address: 55 N. 4th Street, Unit 208, Cocoa Beach, Florida 32931

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SUBJECT TO:

1. Conditions, restrictions, limitations, easements, encumbrances, agreements, leases and liens of record and any amendments thereto, and all applicable zoning ordinances and governmental regulations; and
2. Taxes for the year 2023 and subsequent years.

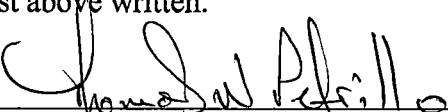
This deed was prepared without a review or examination of the title to the above-described property and no opinions or representations are being made either expressly or impliedly by GANON J. STUDENBERG, P.A.

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

TO HAVE AND TO HOLD the same in fee simple for the uses and purposes set forth herein.

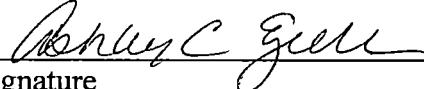
AND the Grantor hereby covenants with the Grantee that Grantor has good right and lawful authority to sell and convey said Property; that Grantor warrants the title to the Property for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

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


THOMAS WAYNE PETRILLO, INDIVIDUALLY
AND AS TRUSTEE OF PETRILLO FAMILY TRUST
DATED APRIL 23, 2016

Signed, sealed, and delivered in our presence:


ANNE J. MCPHEE
Signature


ASHLEY C. EZELLE
Signature

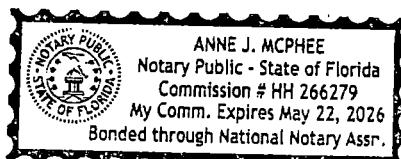
ANNE J. MCPHEE
Print Name

ASHLEY C. EZELLE
Print Name

Trustee's Deed
Parcel ID: 25-37-10-CZ-0-12.16

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 21st day of June, 2023, by means of physical presence by **THOMAS WAYNE PETRILLO, INDIVIDUALLY AND AS TRUSTEE OF THE PETRILLO FAMILY TRUST DATED APRIL 23, 2016**  who is personally known to me or [] has produced as identification.



NOTARY PUBLIC STATE OF FLORIDA