

Prepared by and when recorded return to:

Karen G. Nolan, Esq.
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd., Suite 101
Tampa, Florida 33603

**Property Appraiser's Parcel Identification
No. 00-00-00-01122-000**

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on July 31, 2020, between **LEE ANTHONY ALESSI** and **CHRISTINE GAYLE ALESSI**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 1212 Terra Mar Drive, Tampa, FL 33613 for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **LEE ANTHONY ALESSI** and **CHRISTINE GAYLE ALESSI**, Co-Trustees of the **ALESSI FAMILY TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1212 Terra Mar Drive, Tampa, FL 33613 and such trust having been established under that certain revocable trust agreement dated July 31, 2020, by **LEE ANTHONY ALESSI** and **CHRISTINE GAYLE ALESSI** as settlors and as co-trustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Columbia and State of Florida:

Lot 134, Three Rivers Estates Unit No. 18, according to the map or plat thereof as recorded in Plat Book 6, Page 12, Public Records of Columbia County, Florida.

Being the same lands described in OR Book 1303 Page 2759 and OR Book 1284 Page 692 of the Public Records of Columbia County, Florida.

This deed was prepared without the benefit of title insurance.

This property is not the homestead property of the Grantors.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the

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same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**

Thomas Sciarino III
Witness Signature
Thomas Sciarino III
(Printed Name)

Lee Anthony Alessi
LEE ANTHONY ALESSI

Jessica Zehr
Witness Signature
Jessica Zehr
(Printed Name)

Thomas Sciarino III
Witness Signature
Thomas Sciarino III
(Printed Name)

Christine Gayle Alessi
CHRISTINE GAYLE ALESSI

Jessica Zehr
Witness Signature
Jessica Zehr
(Printed Name)

STATE OF FLORIDA

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COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization by LEE ANTHONY ALESSI, Grantor, who is personally known to me or produced _____ as identification, and by means of ☒ physical presence or ☐ online notarization by CHRISTINE GAYLE ALESSI, Grantor, who is personally known to me or produced _____ as identification, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on July 31, 2020.

Angela R. Brooks
Notary Public, State of Florida

