

TRUSTEE'S DEED

Prepared by and Return to:

Gail E. Lampert, Esquire  
2561 Moody Boulevard, Suite 202  
Flagler Beach, Florida 32136

Property Appraisers ID #30-12-32-4800-00010-0180

Prepared without the benefit of a title search

This **TRUSTEE'S DEED**, dated this 19<sup>th</sup> day of January, 2023, by **PATRICIA J. PAPE** as Trustee and individually under the **ROBERT J. PAPE and MARY LOUISE C. PAPE DECLARATION OF TRUST DATED OCTOBER 8, 2010** whose address is 18 Ocean Palm Villas North, Flagler Beach, Florida 32136, hereinafter called the Grantor, to **PATRICIA J. PAPE** as to a 50% share of this Flagler Beach Florida property and to **MARTHA ADAMS** as to a 50% share of this Flagler Beach property, whose address is 18 Ocean Palm Villas North, Flagler Beach, Florida 32136, hereinafter called the Grantees.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all that certain land, situate in Flagler County, State of Florida, viz:

**SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF**

This instrument was prepared without examination of title and no warranty or other representation is made by the preparer and no express or implied opinion is given as to the marketability or condition of the title, the quantity of lands included therein, the location of the boundaries thereof, or the existence of unpaid taxes, encumbrances or any other matters affecting the property or the nature of title thereto.

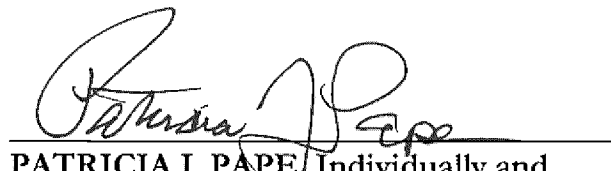
**TO HAVE AND TO HOLD** the same in Fee Simple forever.

**AND** the Grantor warrants with said Grantees 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to 1998.

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

Signed, sealed and delivered in the presence of:

  
**GAIL E. LAMPERT**  
Witness as to Grantor

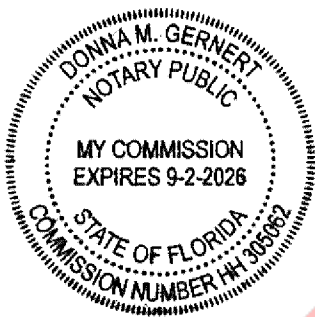
  
**PATRICIA J. PAPE** Individually and  
as Trustee

  
**DONNA M. GERNERT**  
Witness as to Grantor

STATE OF FLORIDA  
COUNTY OF FLAGLER

I hereby certify that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **PATRICIA J. PAPE**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person presented her driver's license as identification.

Witness my hand and official seal in this county this 19<sup>th</sup> day of January, 2023.



Donna M. Gernert  
**DONNA M. GERNERT**  
Notary Public—State of Florida

SCHEDULE A

UNIT 18, OCEAN PALM VILLAS I, A CONDOMINIUM ACORING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 38, PAGE 207, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

SUBJECT TO TAXES FOR THE YEAR 1998 AND SUBSEQUENT YEARS. RESTRICTIONS, COVENANTS, EASEMENTS, DEDICATIONS, RESERVATIONS, RESOLUTIONS AND CONDITIONS OF RECORD, IF ANY. BALANCES DUE ON UTILITY ASSESSMENTS, IF ANY.

GRANTOR WARRANTS THAT THIS IS HOMESTEAD PROPERTY.

Property Appraiser's ID# 30-12-32-4800-00010-0180

More commonly known as 18 Ocean Palm Villas, North, Flagler Beach, Florida 32136.