



Prepared by and Return to:
Melisa Cardin, an employee of
First International Title, LLC
215 Citrus Tower Blvd.
Clermont, FL 34711

File No.: 247354-80

(Space Above This Line For Recording Data)

TRUSTEE'S DEED

This Indenture made on October 18, 2024 by **Marybeth Hunter, Trustee of The ELIZABETH ANN BARRY REVOCABLE LIVING TRUST** whose address is: 11061 SE 92ND CT, Belleview, FL 34420-3552 hereinafter called the "grantor", to **Rhonda Ann Lee, an unmarried woman**, whose address is: 2539 Northeast 32nd Place, Ocala, FL 34479, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Marion County, Florida**, to-wit:

Lot 1, Block J, CAROL ESTATES, according to the Plat thereof, recorded in Plat Book V, Page(s) 26 through 28, inclusive, of the Public Records of Marion County, Florida.

Parcel Identification Number: 24261-010-01

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Full power and authority is hereby granted to Trustee or her/his/their successors to protect, conserve, sell, lease, convey or otherwise encumber, to manage and dispose of the real estate or any part thereof. This deed is given and accepted in accordance with Section 689.073, Florida Statutes.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

The ELIZABETH ANN BARRY REVOCABLE LIVING TRUST

Marybeth Hunter
By Marybeth Hunter, Trustee

Signed, sealed and delivered in our presence:

Courtney Mitchell
1st Witness Signature

Print Name: Courtney Mitchell

Address: 4994 SW 45th Circle
Ocala, FL 34474

State of Florida

County of Marion


Connie Goetz
2nd Witness Signature

Print Name: Connie Goetz

Address: 60 Bahia Trace Circle
Ocala FL 34472

The Foregoing Instrument Was Acknowledged before me by means of (X) physical presence or () online notarization on 18 October 2024, by Marybeth Hunter, Trustee of The ELIZABETH ANN BARRY REVOCABLE LIVING TRUST, who (X) is/are personally known to me or who () produced a valid _____ as identification.

Courtney Mitchell
Notary Public Signature
Printed Name: Courtney Mitchell
My Commission Expires: 8/10/2025

 COURTNEY MITCHELL
Notary Public
State of Florida
Comm# HH209044
Expires 8/10/2025
(NOTARY SEAL)