

This Instrument Prepared by:

Abbey Knowles
LegacyHouse Title FL
26 Racetrack Road Northwest
Fort Walton Beach, FL 32547

After Recording Return to:

Sebastian A. Meintel
297 Borglum Court
Box Elder, SD 57719

Parcel Identification Number:

21-2S-26-3394-0GG00-0030

(Space Above This Line For Recording Data)

Trustee's Deed

THIS TRUSTEE'S DEED (this "Deed") is made as of the 10th day of June, 2024 from Theresa L. Palmer, Individually and as Trustee of Theresa L. Palmer Living Trust dated July 13, 2022 (the "Trust"), with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the Property pursuant to Section 689.073, Florida Statutes, whose address is 2714-Nottingham Square, Fort Collins, CO 80526 ("Grantor"), to Sebastian A. Meintel, a single man, whose address is 297 Borglum Court, Box Elder, SD 57719 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of THREE HUNDRED FIVE THOUSAND AND 00/100 Dollars (\$305,000.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does distribute, grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situate in Santa Rosa County, Florida and fully described as follows:

Lot 3, Block GG, Reserve Pointe Phase II, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 18 and 19, of the Public Records of Santa Rosa County, Florida.

TOGETHER WITH all tenements, hereditaments, easements and appurtenances belonging to or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Grantor(s)

Theresa L. Palmer Living Trust dated July 13, 2022

By: Theresa L. Palmer
Theresa L. Palmer, Individually and as Trustee

Witness(es)

Chris T
WITNESS
PRINT NAME: Christopher R. Tracy

54900 Desert Research Trail
Ind. 27 Wells CA 92210
WITNESS 1 ADDRESS

Barbara Gonzales
WITNESS
PRINT NAME: Barbara Gonzales

1900 Busch Ct.
FT Collins, CO 80525
WITNESS 2 ADDRESS

STATE OF Colorado
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of June, 2024, by Theresa L. Palmer, Individually and as Trustee of Theresa L. Palmer Living Trust dated July 13, 2022.

D. G. Todd
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification:
Type of Identification
Produced: Florida DL P456 812605460

DAMIEN G. TODD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224026617
MY COMMISSION EXPIRES JULY 8, 2026