

Prepared by:  
Peter J. Vasti, Esq.  
Leavengood, Dauval, Boyle & Vasti, PLLC  
3900 First Street N., Suite 100  
St. Petersburg, Florida 33703

File Number: 2024.0037

### Trustee Warranty Deed

Made effective on April 30, 2024 A.D. By **Frederic W. Gamel, individually, a married man, as Trustee of the Frederic W. Gamel Family Trust dated October 26, 2006, joined by his wife, Carol Gamel**, with full power to protect, conserve, sell, lease, encumber, and otherwise to manage and dispose of real property, joined by his wife, Carol Gamel, whose address is: 1650 Fillmore St., #1206, Denver, Colorado 80206, hereinafter called the grantor, to **Jay Ault and Michele Ault, husband and wife**, whose post office address is: 1894 Dolphin Blvd S, Saint Petersburg, Florida 33707-3808, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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 Pinellas County, Florida, viz:

Lot 17, Block 2, PASADENA GOLF CLUB ESTATES SECTION FIVE, according to the map or plat thereof as recorded in Plat Book 50, Page 8, Public Records of Pinellas County, Florida.

Parcel ID Number: **29-31-16-67464-002-0170**

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

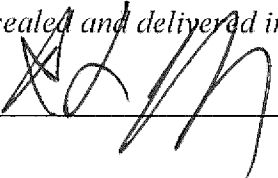
**To Have and to Hold**, the same in fee simple forever.

**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 31, 2023.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

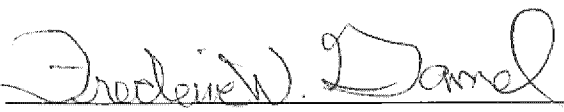
  
\_\_\_\_\_  
Signature: \_\_\_\_\_ - Witness

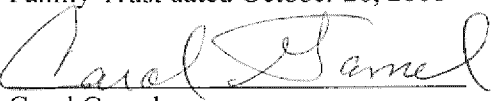
**PETER J. VASTI**

Print name:  
Address:  
3900 1st St. N., Ste 100  
St. Petersburg, FL 33703

  
\_\_\_\_\_  
Signature: **Lisa Fletcher** - Witness


Print name:  
Address:  
3900 1st St. N., Ste 100  
St. Petersburg, FL 33703

  
\_\_\_\_\_  
Frederic W. Gamel, individually, and  
as Trustee of the Frederic W. Gamel  
Family Trust dated October 26, 2006 - Seller

  
\_\_\_\_\_  
Carol Gamel

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 23 day of April, 2024, by Frederic W. Gamel, individually and as Trustee of the Frederic W. Gamel Family Trust dated October 26, 2006, joined by his wife, Carol Gamel, who is/are personally known to me or who has produced Florida  
drivers license as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

