

Prepared without review or opinion of title by:

John Paulich, III
Attorney at Law
GrayRobinson, P.A.
3838 Tamiami Trail North Suite 410
Naples, FL 34103
239-598-3601
File Number: 900114-9
Consideration: \$85,000.00
Parcel Identification No. 37860760003

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689 02, F S)

This Indenture made this 3rd day of November, 2020 between **Jeremy E.Raccio, Individually and as Trustee of the 16th St. NE GGE Trust** whose post office address is **230 E. 79th Street, #5C, New York, NY 10075** of the County of New York, State of New York, grantor*, and **Craig Cote, a married man** whose post office address is **2112 16th Street NE, Naples, FL 34120** of the County of Collier, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

The North 165 feet of Tract 9, Golden Gate Estates Unit No. 25, according to the map or plat thereof as recorded in Plat Book 7, Page 13, Public Records of Collier County, Florida.

Subject to ad valorem and non-ad valorem real property taxes for the year 2021 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any; restrictions, reservations and easements common to the subdivision.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 230 East 79th Street, Apartment 5C, New York, New York 10075

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

Alberto Merlin

Signature of Witness #1

Printed Name of Witness #1

Tiffany Freckleton

Signature of Witness #2

Printed Name of Witness #2

Jeremy E Raccio
Jeremy E Raccio, Individually and as Trustee of the 16th St.
NE GGE Trust



State of New York
County of New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of October, 2020 by Jeremy E. Raccio as Trustees of the 16th St. NE GGE Trust, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Tiffany Freckleton
Notary Public
Printed Name: Tiffany Freckleton
My Commission Expires: 02/25/23