

HHTHIS INSTRUMENT PREPARED BY and RETURN TO:

Robert J. Gorman, Esquire  
1209 Delaware Avenue  
Ft. Pierce, FL 34950  
(772)465-5311

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## Trustee's Warranty Deed

**Parcel ID Number(s):** 3420-650-1204-000/3

**This Indenture,** Made this 26th day of September, 2019 A.D., **Between**

MARY PANAGIOTAKOPOULOS, individually, and as Successor Trustee of the Fotios Panagiotakopoulos Declaration of Trust dated May 7, 1987 a/k/a Fotios Panagiotakopoulos Intervivos Declaration of Trust dated May 7, 1987

whose address is 13 Analipseos Street, Vrtilisia, Greece 15235

of the Country of REPUBLIC OF GREECE, Province of ATTICA, grantors, and

PORT VILLAGE, LLC, a Florida limited liability company

whose address is: 402A High Point Drive, Cocoa, Florida 32926

of the County of Brevard, State of Florida, grantees,

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, trusts and trustees, wherever the context so admits or requires.)

**Witnesseth** that the GRANTOR, for and in consideration of the sum of TEN and NO/CENTS (\$10.00) DOLLARS, and other good and valuable consideration to GRANTEE in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and confirms unto the GRANTEE all that certain land situate in ST. LUCIE County, State of Florida, to wit:

Lot 3, Block 1714, PORT ST. LUCIE SECTION THIRTY ONE, according to the map or plat thereof as recorded in Plat Book 14, Page(s) 22, Public Records of St. Lucie County, Florida.

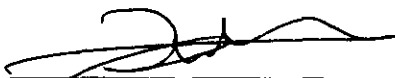
The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor; the Grantor's HOMESTEAD address is 13 Analipseos Street, Vrtilisia, Greece. None of the property herein conveyed is the residence of any person supported by or to whom Grantor owed a duty of support. The property is vacant unimproved land.

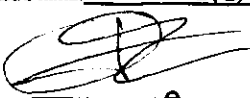
**TO HAVE AND TO HOLD**, the same in fee simple forever.


**AND** the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

**In Witness Whereof**, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.

Signed, sealed and delivered in our presence:

  
Printed Name: DIMITRIOS CHALKIAS

  
Printed Name: FILIPPOS GRAMALIDIS

  
Mary Panagiotakopoulos, Successor Trustee of the  
Fotio Panagiotakopoulos Declaration of Trust dated May  
7, 1987 a/k/a the Fotios Panagiotakopoulos Intervivos  
Declaration of Trust dated May 7, 1987

REPUBLIC OF GREECE  
PROVINCE OF ATTICA  
CITY OF ATHENS  
REPUBLIC OF GREECE  
EMBASSY OF THE UNITED  
STATES OF AMERICA

ss.: **Steven Dubé**  
**Consul**

\_\_\_\_\_, Consular of the United State of America, duly commissioned, and qualified, do certify that  
on the 26th day of September, 2019, before me personally appeared in said \_\_\_\_\_, MARY PANAGIOTAKOPOULOS, to me  
known, and known to me to be the individual described in, whose name is subscribed to, and who executed the foregoing instrument, and being by  
me informed of the contents of said instrument MARY PANAGIOTAKOPOULOS, duly acknowledged to me that he executed the same freely and  
voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal the day and year last above written.

(Seal)  
My Commission Expires:

**INDEFINITE**

  
\_\_\_\_\_  
Consular of the United States of America at  
Republic of Greece

**Steven Dubé**  
**Consul**

