

Prepared (without benefit of title) by and Return to:
Lawrence V. Ansbacher, Esquire
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

TRUSTEE'S DEED

1. **Grantor's name and address is:**

DONNA HELMING AND BRIAN ANSBACHER, AS CO-TRUSTEES OF THE MICHELE PASTERNAK GRANTOR TRUST DATED SEPTEMBER 19, 1985, as to an undivided 2/24ths interest, ("Grantor #1"), MICHELE COHEN AND DONNA HELMING, AS CO-TRUSTEES OF THE BRIAN ANSBACHER GRANTOR TRUST DATED SEPTEMBER 19, 1985, as to an undivided 2/24ths interest, ("Grantor #2") and MICHELE COHEN AND BRIAN ANSBACHER, AS CO-TRUSTEES OF THE DONNA HELMING GRANTOR TRUST DATED SEPTEMBER 19, 1985, as to an undivided 2/24ths interest, ("Grantor #3")
3733 W. University Boulevard, Suite 204
Jacksonville, FL 32217

2. **Grantee's name and address is:**

MICHELE COHEN ("Grantee #1"), as to an undivided 2/24ths interest, BRIAN ANSBACHER ("Grantee #2"), as to an undivided 2/24ths interest and DONNA HELMING ("Grantee #3"), as to an undivided 2/24ths interest
3733 W. University Boulevard, Suite 204
Jacksonville, FL 32217

Grantee's tax identification number is: _____.

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. **The real property ("Property") conveyed hereby is described as follows:**

Property more particularly described on Exhibit A attached, together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is _____.

4. **Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.**

5. **Grantor #1's interest in the Property is being conveyed solely to Grantee #1, Grantor #2's interest in the Property is being conveyed solely to Grantee #2 and Grantor #3's interest in the Property is being conveyed solely to Grantee #3.**

NOTE: This deed is exempt from documentary stamp tax pursuant to Florida Administrative Code §12B-4.013(29)(e). The Grantee, Michele Cohen (f/k/a Michele Pasternack), is the sole beneficiary of the Michele Pasternack Grantor Trust dated 9/19/85, the Grantee, Brian Ansbacher, is the sole beneficiary of the Brian Ansbacher Grantor Trust dated 9/19/85 and the Grantee, Donna Helming, is the sole beneficiary of the Donna Helming Grantor Trust dated 9/19/85.

6. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever except for (i) taxes subsequent to December 31, 2011, and (ii) covenants, reservations, restrictions and easements of record, if any, with reference hereto not serving to impose or reimpose the same.

Effective as of Dec 28, 2012.

1st Witness:

Cheryl E. Sassard
Print Name Cheryl E. Sassard

Donna Helming
Donna Helming, as Trustee of the
Michele Pasternack Grantor Trust
dated 9/19/85

Donna Helming
Donna Helming, as Trustee of the
Brian Ansbacher Grantor Trust
dated 9/19/85

2nd Witness:

Michael N. Schneider
Print Name: Michael N. Schneider

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28th day of December, 2012 by Donna Helming, as Trustee of the Michele Pasternack Grantor Trust dated 9/19/85 and Donna Helming, as Trustee of the Brian Ansbacher Grantor Trust dated 9/19/85, who (X) is personally known to me or () produced _____ (Florida Driver's License) as identification.

Cheryl E. Sassard

Notary Public, State of Florida
My Commission Expires:



1st Witness:

Print Name:

CHERYL E. SASSARD

Brian Ansbacher, as Trustee of
the Michele Pasternack Grantor
Trust dated 9/19/85

Brian Ansbacher, as Trustee of
the Donna Helming Grantor Trust
dated 9/19/85

2nd Witness:

Print Name:

Michael N. Schneider

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 28th day of December,
2012 by Brian Ansbacher, as Trustee of the Michele Pasternack Grantor Trust dated 9/19/85 and
Brian Ansbacher, as Trustee of the Donna Helming Grantor Trust dated 9/19/85, who ☒ is
personally known to me or () produced _____ (Florida Driver's License) as
identification.

Notary Public, State of Florida
My Commission Expires:



1st Witness: *Cheryl E. Sassard*

Print Name: CHERYL E. SASSARD

Michele Cohen

Michele Cohen, as Trustee of the
Brian Ansbacher Grantor Trust
dated 9/19/85

Michele Cohen

Michele Cohen, as Trustee of the
Donna Helming Grantor Trust
dated 9/19/85

2nd Witness: *Michael N. Schneider*

Print Name: Michael N. Schneider

State of Florida
~~Commonwealth of Virginia~~
County of Duval

The foregoing instrument was acknowledged before me this 27th day of Dec,
2012 by Michele Cohen, as Trustee of the Brian Ansbacher Grantor Trust dated 9/19/85 and
Michele Cohen, as Trustee of the Donna Helming Grantor Trust dated 9/19/85, who ☒ is
personally known to me or () produced _____ (____ Driver's License) as
identification.

Cheryl E. Sassard

Notary Public, ~~Commonwealth of Virginia~~ State of Florida
My Commission Expires:

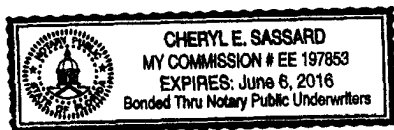


EXHIBIT A

PARCEL 1:

(RE #012909-006-00/A&S #13):

A portion of Section 7, Township 4 South, Range 26 East, Clay County, Florida, also being a portion of Section 7, Orange Park, according to the map recorded in Plat Book 1, page 23, of the public records of said County, being more particularly described as follows:

Commence at the Northwest corner of said Section 7; thence on the North line thereof, North 89°49'00" East, 618.75 feet to the Point of Beginning; thence continue on said North line of Section 7, North 89°49'00" East, 151.6 feet; thence on the Westerly right of way line of State Road No. 21 and on the arc of a curve, concave to the Southeasterly and having a radius of 5801.58 feet, run a chord bearing and distance of South 31°11'01" West 149.85 feet; thence South 89°49'00" West, 73.6 feet; thence North 00°11'00" West, 127.95 feet to the Point of Beginning.

PARCEL 2:

(RE #012909-002-00, 012909-004-00, 012909-000-00, 012909-007-00, 012909-005-00, 020296-001-00 and 020296-002-00/A&S #14):

A portion of Section 7, Township 4 South, Range 26 East, Clay County, Florida, also being a portion of Section 7, Orange Park, according to Plat Book 1, page 23, of the public records of Clay County, Florida and a portion of Section 9, Ridgewood, according to Plat Book 1, page 23, of said public records, being more particularly described as follows:

Commence at the Northwest corner of Section 7, thence on the West line thereof, South 00°28'30" East 1098.35 feet to the Point of Beginning; thence South 89°31'30" West, 12.53 feet; thence on the arc of a curve concave to the Southeasterly and having a radius of 6029.58 feet, run a chord distance of 932.60 feet; the bearing of said chord being South 14°33'55" West; thence North 89°31'30" East, 254.54 feet; thence on the Westerly line of State Road No. 21 and the arc of a curve concave to the Southeasterly and having a radius of 5779.58 feet, run a chord distance of 935.88 feet, the bearing of said chord being North 15°14'19" East, thence South 89°31'30" West, 253.36 feet to the Point of Beginning.

LESS AND EXCEPT those portions conveyed in Official Records Book 335, page 539, of the public records of Clay County, Florida.