

Prepared by: J. SCOTT LANFORD, Esq.
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SPECIAL WARRANTY DEED AND MEMORANDUM OF TRUST

THIS SPECIAL WARRANTY DEED made this February 28, 2017, by KENNETH W. GREEN AND JANET C. GREEN, and hereinafter called the Grantor, to KENNETH W. GREEN and JANET C. GREEN, whose post office address is 1780 Monrovia Street, NW, Palm Bay, FL 32907, as Trustees of the KENNETH W. GREEN AND JANET C. GREEN FAMILY TRUST DTD February 28, 2017, whose post office address is 1780 Monrovia Street, NW, Palm Bay, FL 32907, and with said Trustees hereinafter called the Grantee:

(The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in BREVARD County, Florida, to-wit:

Lot 9, Block 2336, Unit Forty-Four, of PORT MALABAR, a subdivision according to the plat thereof, as recorded in Plat Book 21, at Pages 143 through 163, inclusive, Public Records of BREVARD County, Florida – **TAX ID: 2811251**

Lot 15, Block 1789, Unit Forty-Two, of PORT MALABAR, a subdivision according to the plat thereof, as recorded in Plat Book 21, at Page 105, Public Records of BREVARD County, Florida – **TAX ID: 2809423**

All Trustee's have all the powers enumerated in Chapter 737, Part IV, Florida statutes, together with full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property herein described or any part thereof as provided by Section 689.071, Florida Statutes.

THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THEREFORE NO REPRESENTATIONS OR WARRANTIES ARE BEING EXPRESSED EITHER EXPRESSLY OR IMPLIEDLY BY J. SCOTT LANFORD, ESQ. -- PURSUANT TO CHAPTER 12B-4.014(2)(b), FLORIDA ADMINISTRATIVE CODE, THIS IS A CONVEYANCE TO A TRUSTEE WHICH IS NOT PURSUANT TO A SALE AND IN RESPECT TO WHICH NO STATE DOCUMENTARY STAMP TAX IS DUE.

SUBJECT TO THE FOLLOWING MATTERS: 1. Conditions, restrictions, limitations, easements, encumbrances, agreements, leases and liens of record including all applicable zoning ordinances and governmental regulations; 2. Taxes and assessments for the current year and all subsequent years; 3. All matters which an accurate survey of the subject property would disclose; and TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple for the uses and purposes set forth herein and in the aforesaid Trust Agreement.

With this conveyance, the Grantor does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor. IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set his/their hand(s) and seal(s) this February 28, 2017.

Signed, sealed and delivered in our presence:

(Witnesses to both)

sign name here:

Jane M. Lanford
Jane M. Lanford

sign name here:

print name here:

J. SCOTT LANFORD
J. SCOTT LANFORD

Kenneth W. Green (SEAL)

KENNETH W. GREEN

Janet C. Green (SEAL)

JANET C. GREEN

MEMORANDUM OF TRUST

THIS MEMORANDUM OF TRUST made and entered into this February 28, 2017, by KENNETH W. GREEN AND JANET C.

GREEN as acting Trustee under the KENNETH W. GREEN AND JANET C. GREEN FAMILY TRUST DTD February 28, 2017, and is being recorded to memorialize and place on the public record notice of the existence of said Declaration of Trust which among its' assets includes real property which under the terms of the trust provided for the present possessory right of possession in KENNETH W. GREEN AND JANET C. GREEN for Homestead Purposes in accordance with Department of Revenue Rule 12D-7.011 and is recorded in compliance with F.S. §196.031[1] as amended by §10, Chapter 93-132, Laws of Florida which may entitle the above described real property to Homestead Exemption status if all other requirements are met.

Grantor reserves the right to reside upon any property placed into this trust as Grantor's permanent residence during Grantor's life, it being the intent of this provision to preserve in Grantor the requisite beneficial interest and possessory right in and to such real property, to comply with §196.031 and §196.041 of the Florida Statutes, such that Grantor's possessory rights constitutes in all respects, "equitable title to real estate," as that term is used in §6, Article 7 of the Constitution of the State of Florida. Notwithstanding anything contained in the Declaration of Trust to the contrary, the interest of Grantor in any real property on which the Grantor resides pursuant to the provisions of the trust shall be deemed to be an interest of real property and not personality.

Kenneth W. Green

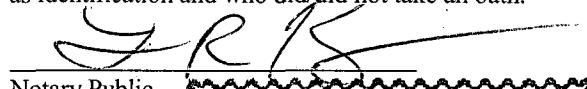
KENNETH W. GREEN, Trustee

Janet C. Green

JANET C. GREEN, Trustee

STATE OF FLORIDA - COUNTY OF BREVARD

The foregoing SPECIAL WARRANTY DEED AND MEMORANDUM OF TRUST was acknowledged before me this February 28, 2017, by KENNETH W. GREEN AND JANET C. GREEN, who is/are personally known to me/who has/have produced as identification and who did/did not take an oath.


Notary Public

