

Prepared by & return to  
Bart A. Brink, Esquire  
**Brink Law Firm, P.A.**  
P.O. Box 540351  
Merritt Island, FL 32954

Parcel ID No. 22-35-15-26-\*-37

### **WARRANTY DEED**

THIS WARRANTY DEED, made on May 16, 2017, by MARK RIKIO SHIMEI joined by his spouse, MYRNA BERNAZAR SHIMEI, ("Grantor"), to MARK RIKIO SHIMEI and MYRNA BERNAZAR SHIMEI, as Co-Trustees of the MARK RIKIO SHIMEI and MYRNA BERNAZAR SHIMEI Living Trust u/t/d 05/16/2017, ("Grantee"), whose post office address is 2800 Sunrise Drive, Titusville, FL 32780

*(Whenever used herein the terms "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 entities).*

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars 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 Brevard County, Florida, viz:

Lot 37, COLONIAL HEIGHTS according to the plat thereof as recorded in  
Plat Book 18, Page 93, of the Public Records of Brevard County, Florida.

The property described herein is the homestead property of the Grantor, whose address is 2800 Sunrise Drive, Titusville, FL 32780.

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH AND NO REPRESENTATIONS AS TO THE SAME ARE MADE BY BART BRINK, AND BRINK LAW FIRM, P.A.**

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 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 zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; restrictions, dedications, covenants, easements, mortgages, liens, and other encumbrances of public record, including public utility easements of record and taxes accruing subsequent to December 31, 2016.

Upon the death, resignation, disability or discharge (hereinafter referred to as a "Termination Event") of the original Trustees, then PAUL N. SHIMEI and CLAUDIMAR H. BRENNER shall serve as Successor Co-Trustees, but if either shall fail or cease to serve as Successor Trustee, then the other shall serve as sole Successor Trustee. The filing in the public records of evidence of a Termination Event along with an Affidavit of Acceptance and Identification by the Successor Trustee shall be effective to vest title to such successor as Trustee. Acceptable evidence of a Termination Event shall include, but not be limited to, the following: (i) in the event of death, a death certificate; (ii) in the event of resignation, a written resignation signed by the resigning trustee, witnessed by two individuals and

acknowledged; (iii) in the event of disability or incapacity, the affidavits of two (2) physicians certifying said incapacity; and, (iv) in the event of discharge, an order by a court of competent jurisdiction. The Grantor, by execution of the deed, and the Grantee, by acceptance of this deed, do hereby grant any and all successor trustees the full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage or dispose of the above-described property pursuant to Florida Statutes, Section 689.071. As used elsewhere in this deed, the term "Trustee" shall include any and all successors, as set forth in this paragraph.

The power of the Trustee and all Successor Trustees shall extend to any and all rights the Grantor possesses in the above-described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantors to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantors.

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 as to Husband and Wife

Print Name: Lang Alexander

[Signature]  
Witness as to Husband and Wife

Print Name: Chrystle Vesco

[Signature]  
MARK RIKIO SHIMEI

2800 Sunrise Drive, Titusville, FL 32780

[Signature]  
MYRNA BERNAZAR SHIMEI

2800 Sunrise Drive, Titusville, FL 32780

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me on May 16, 2017, by MARK RIKIO SHIMEI and MYRNA BERNAZAR SHIMEI, his wife, who ☐ are personally known to me or ☒ have produced Driver Licenses as identification.

[Signature]  
Notary Public, State of Florida at Large

Printed Name:

Commission No:

