

Prepared by.

J. Scott Lanford, Esq
903 E Strawbridge Avenue
Melbourne, FL 32901-4738
(321) 728-9898

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this March 20, 2019, between GAIL SUDOL GHIGLIERI, Trustee of the HELENA P. SUDOL REVOCABLE TRUST DTD December 17, 2015, AS AMENDED, ("Grantor"), and GAIL SUDOL GHIGLIERI, whose post office address is 3062 Grace St., West Melbourne, FL 32904 ("Grantee") Trustee warrants that she is the Trustee of the Trust and that she has the full power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property hereinafter described or any part thereof as provided by Section 689 07, Florida Statutes.

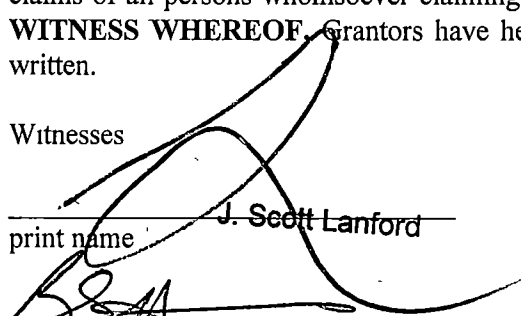
WITNESSETH:

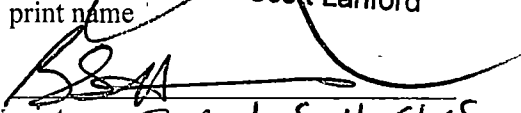
That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lands, situate, lying and being in BREVARD County, Florida, to-wit:


Lot 24, Block C, Highland Estates, according to the plat thereof as recorded in Plat Book 12, Page 22, of the Public Records of Brevard County, Florida. **TAX ID #2821914**

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under the Grantor, but against none other. **IN WITNESS WHEREOF**, Grantors have hereunto set their hands and seals the day and year first above written.

Witnesses


print name J. Scott Lanford


print name Brenda S. Hughes

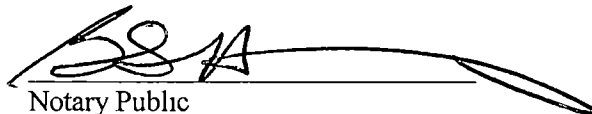

GAIL SUDOL GHIGLIERI
Trustee of the HELENA P SUDOL
REVOCABLE TRUST DTD December
17, 2015, AS AMENDED

STATE OF FLORIDA - COUNTY OF BREVARD:

The foregoing instrument was acknowledged before me this March 20, 2019, by GAIL SUDOL GHIGLIERI, Trustee of the HELENA P SUDOL REVOCABLE TRUST DTD December 17, 2015, AS AMENDED, ☒ who produced a Florida Driver's License and who did/did not take an oath.



BRENDA S HUGHES
MY COMMISSION # FF 946147
EXPIRES December 27, 2019
Bonded Thru Budget Notary Services


Notary Public

IN THE CIRCUIT COURT FOR BREVARD COUNTY,
FLORIDA

PROBATE DIVISION

File No. _____

IN RE: ESTATE OF

HELENA PATRICIA SUDOL
a/k/a HELENA P. SUDOL

Deceased.

NOTICE OF TRUST AND TRUST ADMINISTRATION

HELENA P. SUDOL, a resident of Brevard County, Florida, who died on February 21, 2019, was the grantor of a trust entitled: HELENA P. SUDOL REVOCABLE TRUST DTD December 17, 2015, AS AMENDED, which is a trust described in Section 733.707(3) of the Florida Statutes and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the Florida Statutes.

The administration of the HELENA P. SUDOL REVOCABLE TRUST DTD December 17, 2015, AS AMENDED, HELENA P. SUDOL, deceased, has commenced and this Notice of Trust and Trust Administration has been filed with Circuit Court for Brevard County, Florida. The name and address of the Trustee and the Trustees' attorney are set forth below.

Pursuant to Section 736.0813, Florida Statutes, any qualified beneficiary on whom a copy of this Notice of Trust and Trust Administration is served may request a copy of the trust instrument and has the right to a trust accounting annually and upon termination of the trust or on change of the trustee.

The clerk shall file and index this Notice of Trust and Trust Administration in the same manner as a caveat, unless there exists a probate proceeding for the grantor's estate in which case this Notice of Trust and Trust Administration must be filed in the probate proceeding and the clerk shall send a copy to the personal representative.

LIMITATION ON ACTION CONTESTING VALIDITY OF REVOCABLE TRUST - Pursuant to Section 736.0604 of the Florida Statutes, any qualified beneficiary must object to the validity of the Trust (or any Trust Amendment), qualifications of the Successor Trustee, venue, or jurisdiction of the Trust, by filing a petition or other pleading requesting relief in accordance with Florida law, **WITHIN 6 MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THE TRUST INSTRUMENT AND NOTICE OF THE TRUST'S EXISTENCE ON THE OBJECTING PERSON, OR THOSE OBJECTIONS MAY BE**

FOREVER BARRED. If you have questions, please consult with your attorney. (The undersigned is not your attorney; he is the attorney for the Trustee).

Any interested person who challenges validity of the Will or any Codicils, qualifications of the personal representative, Trust or any amendments, qualifications of the trustee, venue, or jurisdiction of the court is required to file any objection with the court in the manner provided in the Florida Probate

Rules WITHIN THE TIME REQUIRED BY LAW, or those objections are forever barred. If you have questions, please consult with your attorney. (The undersigned is not your attorney; he is the attorney for the Trustee).

A petition for determination of exempt property is required to be filed by or on behalf of any person entitled to exempt property under Florida Statute Section 732.402 WITHIN THE TIME REQUIRED BY LAW, which is on or before the later of the date that is 4 months after the date of service of a copy of the Notice of Administration on such person or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property, or the right of such person to exempt property is deemed waived. If you have questions, please consult with your attorney. (The undersigned is not your attorney; he is the attorney for the Trustee).


LIMITATION NOTICE FOR INVENTORY - Pursuant to Florida law, an action for breach of trust based on matters disclosed in a trust accounting or other written report of the trustee may be subject to a 6-month statute of limitations from the receipt of the attached Inventory or other written report. If you have questions, please consult with your attorney. Unless an objection is timely served, the Inventory will be deemed approved by the Trustee. If you have questions, please consult with your attorney. (The undersigned attorney is not your attorney; he is the attorney for the Trustee).

Each beneficiary has the right to request a written explanation of how the inventory value of any asset was determined, including whether the trustee obtained an independent appraisal for that asset and from whom the appraisal was obtained; each beneficiary has the right to request a copy of the trust instrument and the right to receive trust accountings. The fiduciary lawyer-client privilege in Florida Statute Section 90.5021 applies with respect to the Trustee and any attorney employed by the Trustee. If you have questions, please consult with your attorney. (The undersigned is not your attorney; he is the attorney for the Trustee).

LIMITATION NOTICE FOR ELECTIVE SHARE - An election to take an elective share must be filed by or on behalf of the surviving spouse entitled to an elective share under Florida Statutes Sections 732.201—732.2155 WITHIN THE TIME REQUIRED BY LAW, which is on or before the earlier of the date that is 6 months after the date of service of a copy of the Notice of Administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death. The time for filing an election to take an elective share may be extended as provided in the Florida Probate Rules. If you have questions, please consult with your attorney. (The undersigned is not your attorney; he is the attorney for the Trustee).

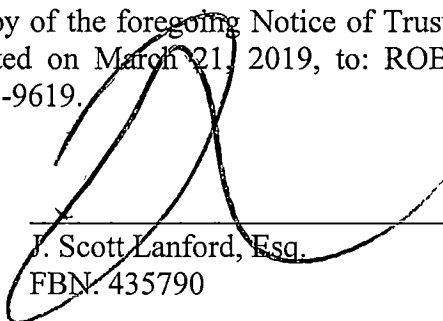


J. Scott Lanford, Esq.
 LAW OFFICES OF J. SCOTT LANFORD
 Attorney for Gail Sudol Ghiglieri
 Florida Bar No.: 435790
 3159 Alzante Circle, #102
 Melbourne, FL 32940-7329
 Email: scott@jscottlanford.com;
jane@jscottlanford.com
 (321) 728-9898



GAIL SUDOL GHIGLIERI Trustee
 3062 Grace St.
 West Melbourne, FL 32904

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Trust was furnished by U.S. certified mail, return receipt requested on March 21, 2019, to: ROBERT SUDOL, 574 Beckett Pt. Rd., Port Townsend, WA 98368-9619.



J. Scott Lanford, Esq.
 FBN: 435790