

WARRANTY DEED

(To Trustee with full power under F.S. 689.073)

Parcel I.D. 29-38-14-GY-5-6

THIS WARRANTY DEED, made this 26th day of July, 2019,

by: **PAUL G. DAVIS, a single man**, whose post office address is 104 Pelican Drive, Melbourne Beach, FL 32951 ("Grantor"),

to: **PAUL G. DAVIS, AS TRUSTEE OF THE PAUL G. DAVIS TRUST**, under unrecorded agreement dated July 19, 2019, whose post office address is 104 Pelican Drive, Melbourne Beach, FL 32951 ("Trustee"):

Full power and authority is hereby granted to Trustee pursuant to Florida Statutes Section 689.073 to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, and with successor trustee provisions in the event of death, disability or resignation, as follows:

In the event Paul G. Davis shall fail or cease to serve, Susan Davis Abello shall serve as successor Trustee. In the event Susan Davis Abello shall fail or cease to serve, Mark P. Davis shall serve as Trustee.

The written acceptance by the Successor Trustee, recorded among the public records in the county where the real property described herein is located, together with evidence of the former Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of The Paul G. Davis Trust under unrecorded Agreement dated July 19, 2019, have been complied with. Evidence of the former Trustee's death shall consist of a certified copy of the death certificate. Evidence of disability shall consist of a licensed physician's affidavit establishing that the former Trustee is incapable of performing the duties of Trustee. Evidence of the former Trustee's resignation shall consist of a resignation, duly executed and acknowledged. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth herein.

[Wherever used herein, the terms "Grantor", "Trustee" and "Successor Trustee" are used for singular or plural, as context requires, and include, bind and inure to the benefit of all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, and/or partnerships.]

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Steven J. Wood, Esq., McCarthy, Summers, Wood, Norman, Melby & Schultz, P.A.
2400 S. E. Federal Hwy., Fourth Floor
Stuart, Florida 34994

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WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, to Grantor in hand paid by Trustee, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in Brevard County, Florida, viz:

Lots 6, 7, 8, Block 5, MELBOURNE SHORES, according to the Plat thereof as recorded in Plat Book 10, Page 83, of the Public Records of Brevard County, Florida.

SUBJECT TO:

Zoning ordinances affecting said property, and taxes accruing subsequent to January 1, 2019.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

THIS IS A CONVEYANCE TO A TRUSTEE FROM A GRANTOR WHO HAS THE POWER TO REVOKE THE TRUST INSTRUMENT AND IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO FLORIDA ADMINISTRATIVE CODE SECTION 12B-4.013(29)(i).

TO HAVE AND TO HOLD the said property in fee simple upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

AND Grantor hereby covenants with Trustee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Print Witness Name: Templar Wilson

Print Witness Name: Katherine E. Sunday


Paul G. Davis

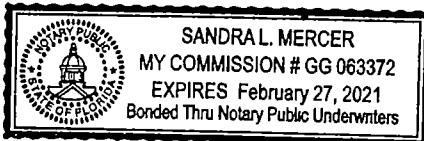
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STATE OF FLORIDA
COUNTY OF MARTIN

I HEREBY CERTIFY, that on this 26th day of July, 2019, before me, an officer authorized to take acknowledgments according to the laws of the State of Florida, duly qualified and acting, personally appeared Paul G. Davis, a single man [] who is personally known to me; or who has produced Driver's License as identification; and who acknowledged before me the execution and delivery thereof for the purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of July, 2019.



Sandra L. Mercer
Print Name Sandra L. Mercer
Notary Public - State of Florida
My Commission expires: Feb 27, 2021

{Notary Seal}

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