

Prepared by J SCOTT LANFORD, Esq  
3159 Alzante Cir, Suite 102  
Melbourne, FL 32940  
(321) 728-9898

**SPECIAL WARRANTY DEED AND MEMORANDUM OF TRUST**

THIS **SPECIAL WARRANTY DEED** made this August 14, 2019, by PATRICK R. SCORER AND MICHELLE SCORER, and hereinafter called the Grantor, to PATRICK R SCORER and MICHELLE SCORER, whose post office address is 5157 Lowing Court, Rockledge, FL 32955, as Trustees of the PATRICK R SCORER AND MICHELLE SCORER FAMILY TRUST DTD August 14, 2019, whose post office address is 5157 Lowing Court, Rockledge, FL 32955, 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 57, Block B, of CHAROLAIS ESTATES – PHASE 1, a subdivision according to the plat thereof, as recorded in Plat Book 53, at Pages 14 through 19, Public Records of BREVARD County, Florida. TAX ID:

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.

As provided by Section 732 7025, Florida Statutes, by executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me

THIS DOCUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND THEREFORE NO REPRESENTATIONS OR WARRANTIES ARE BEING EXPRESSED EITHER EXPRESSLY OR IMPLIED 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 August 14, 2019.

Signed, sealed and delivered in our presence  
(Witnesses to both)

sign name here: Thomas S. Lanford  
print name here: \_\_\_\_\_

sign name here: J. Scott Lanford  
print name here: \_\_\_\_\_

Patrick R. Scorer (SEAL)  
PATRICK R. SCORER  
Michelle Scorer (SEAL)  
MICHELLE SCORER

**MEMORANDUM OF TRUST**

THIS **MEMORANDUM OF TRUST** made and entered into this August 14, 2019, by PATRICK R SCORER AND MICHELLE SCORER as acting Trustee under the PATRICK R SCORER AND MICHELLE SCORER FAMILY TRUST DTD August 14, 2019, 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 PATRICK R. SCORER AND MICHELLE SCORER 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 personalty

  
 PATRICK R. SCORER, Trustee

  
 MICHELLE SCORER, Trustee

STATE OF FLORIDA – COUNTY OF BREVARD

The foregoing SPECIAL WARRANTY DEED AND MEMORANDUM OF TRUST was acknowledged before me this August 14, 2019, by **PATRICK R. SCORER AND MICHELLE SCORER**, who is/are personally known to me/who has/have produced FL Driver License as identification and who did/did not take an oath.

  
 Notary Public



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