

Return to.

Barry J. Fitzgibbons and

Florence Fitzgibbons

110 Tradition Lane

Downingtown PA 19335

Prepared by:

Christina L. Garica

Express L C L Services, Inc.

129 W. Hibiscus Blvd. #T

Melbourne FL 32901

QUIT CLAIM DEED

PARCEL ID NUMBER: 29-38-25-77-0000D 0-0001 00

THIS QUIT CLAIM DEED EXECUTED this 2nd day of January 2020.

By (first party) NEW DIRECTION IRA, INC., custodian FBO BARRY JOHN FITZGIBBONS IRA [REDACTED] a Colorado Corporation with a principal address of 1070 West Century Drive, Louisville, CO 80027, as to an undivided 40% interest therein, and BARRY J. FITZGIBBONS a/k/a BARRY JOHN FITZGIBBONS, and FLORENCE FITZGIBBONS, husband and wife, with a post office address of 110 Tradition Lane, Downingtown, PA 19335, as to an undivided 60% interest therein,

To (second party) BARRY J. FITZGIBBONS and FLORENCE FITZGIBBONS, husband and wife, with a post office address of 110 Tradition Lane, Downingtown, PA 19335,

(wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of ten (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Lot 1, Block D, SECTION 3, SUNNYLAND BEACH, according to the plat thereof, recorded in Plat Book 19, page 1, of the Public Records of Brevard County, Florida.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTORS NOR ANY MEMBERS OF THE HOUSEHOLD OF GRANTORS RESIDE THEREON.


THE TITLE TO THIS PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER OF THIS QUIT CLAIM DEED AND NO REPRESENTATIONS NOR WARRANTIES OF TITLE ARE MADE BY THE PREPARER.

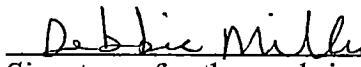

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.


In witness Whereof, the said company has caused these presents to be executed in its name, and its corporation seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 2nd day of January, A.D. 2020

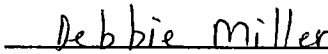

Signed, seal, and delivered in the presence of:

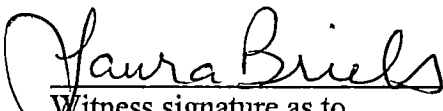
NEW DIRECTION IRA INC.
by:



Witness signature as to
First Party


Signature of authorized signor for
New Direction IRA, Inc., FBO BARRY
JOHN FITZGIBBONS IRA 



Printed Name of witness


Printed Name of authorized signor for
New Direction IRA, Inc., FBO BARRY
JOHN FITZGIBBONS IRA 
1070 West Century Drive
Louisville, CO 80027

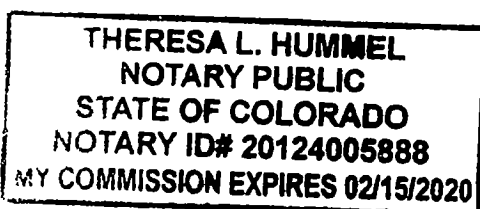

Witness signature as to
First Party

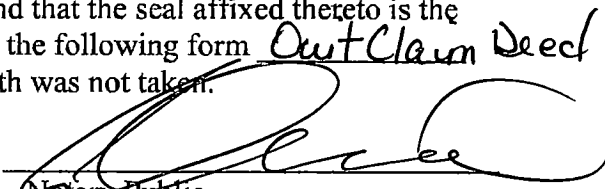

Printed Name of witness
STATE OF COLORADO

COUNTY OF BOULDER

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Debbie Miller (name of authorized signor, known to me to be as Authorized Signer (title of authorized signor) of the NEW DIRECTION IRA, INC., custodian FBO BARRY JOHN FITZGIBBONS IRA , in whose name the foregoing instrument was executed, and that _____ (name of authorized

signor), severally acknowledge executing the same for such corporation; freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporation seal of said corporation, that I relied upon the following form Quit Claim Deed of identification of the above-named person and that an oath was not taken.




Notary Public

Signed, seal, and delivered in
the presence of:

Brenda Ford
Witness Signature

BRENDAN FORD
Witness Printed name

Secret Wilson
Witness Signature

Secret Wilson
Witness Printed Name

Secret Wilson
Witness Printed Name

Secret Wilson
Witness Signature

Brenda Ford
Witness Signature

BRENDAN FORD
Witness Printed Name

STATE OF PA
COUNTY OF Chester

The foregoing instrument was acknowledged before me this 13 day of 12
2019, by BARRY J. FITZGIBBONS, who produced PA DL
as identification and who did not take an oath, and by FLORENCE FITZGIBBONS, who
produced PA DL as identification and who did not take an
oath.

Commonwealth of Pennsylvania - Notary Seal
Susan Lauro, Notary Public
Delaware County
My commission expires April 19, 2023
Commission number 1196197
Member, Pennsylvania Association of Notaries

Barry J. Fitzgibbons
BARRY J. FITZGIBBONS
110 Tradition Lane
Downingtown PA 19335

Florence Fitzgibbons
FLORENCE FITZGIBBONS
110 Tradition Lane
Downingtown PA 19335

Susan Lauro
Notary Public

original. 8



New Direction
TRUST COMPANY

Signature Authorization
New Direction Trust Company

October 3, 2019

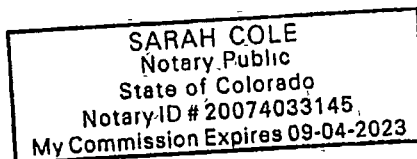
I, William W. Humphrey, Chief Executive Officer of New Direction Trust Company DBA "NDTCO", formerly New Direction IRA, Inc. and DBA "END-IRA, Inc." and "NDIRA, Inc." hereby exercise my authority to delegate certain signatory powers pursuant to the Resolution passed January 30, 2019 and in accordance with the Bylaws of the Corporation dated July 18, 2018 and referenced in Article III (B) paragraph 3.14, 3.17 and 3.19 "Officers".

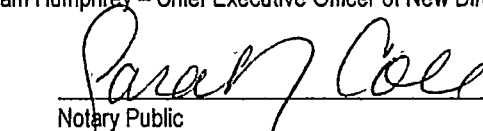
This Authorization may be changed from time to time but shall remain in full force and effect until further notice. The level of authority for the individuals listed below is expressly for the purpose of executing certain investment documents including but not limited to documents relating to the purchase or sell of custodial assets held by New Direction Trust Company DBA NDTCO, NDIRA, Inc., END IRA, Inc., NDIRA, Inc., on behalf of client accounts only; such documents shall be in compliance with the internal policies of New Direction Trust Company.


William W. Humphrey

Chief Executive Officer, New Direction Trust Company

Sworn to and subscribed before me this 3rd day of October, 2019 by William Humphrey – Chief Executive Officer of New Direction Trust Company.




Notary Public
State of Colorado, County of Boulder
My Commission Expires. 9-4-2023

Authorized Signer:

Debbie Miller

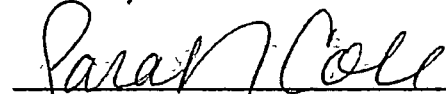
Debbie Miller Date: 10/3/19

State of Colorado)
County of Boulder)

On October 3, 2019 before me, Sarah Cole

appeared Debbie Miller personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed above to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary

My Commission Expires: 9-4-2023

