

Prepared by and Return To:  
Emily Ferguson, an employee of  
Prestige Title of Brevard, LLC  
5120 N US Highway 1, Suite 103  
Palm Shores, FL 32940  
File Number: 20-15996

Trustee's Warranty Deed

This Trustee's Deed made this 8 day of October, 2020 By **Denis J. Bigwood, a married man, joined by his spouse Peggy Bigwood, Individually and as Trustee of the Denis J. Bigwood Revocable Trust dated October 20, 1998 and Denis J. Bigwood and Peggy Bigwood, husband and wife**, whose address is: 156 Puddle Duck Lane, Palm Bay, FL 32909, hereinafter called the grantor, to **James Whitney and Marcelle Whitney, husband and wife** whose post office address is: 325 Grant Road, Grant Valkaria, FL 32909, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

The West 230 feet of the North 1/4 of Lot 28, Section 34, Township 29 South, Range 37 East, Plat of Florida Indian River Land Co., according to the Plat thereof, as recorded in Plat Book 1, page 165, of the Public Records of Brevard County, Florida, less the North 50 feet and the West 25 feet for road, utility and drainage right of way.

Parcel ID Number: **29-37-34-00-272**

**This conveyance** is subject to easements, restrictions, reservations, and limitations of record, if any 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 forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; 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 taxes accruing subsequent to **December 31, 2019**.

**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:

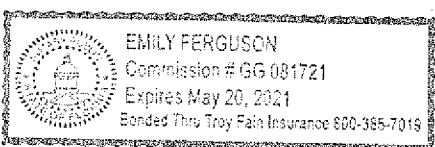
Emily Ferguson  
Witness Signature  
Printed Name: Emily Ferguson

Denis J. Bigwood as Trustee  
Denis J. Bigwood, as Trustee, of the Denis J. Bigwood Revocable Trust dated October 20, 1998  
Denis J. Bigwood  
Dennis J. Bigwood, Individually  
Peggy Bigwood  
Peggy Bigwood  
Denis J. Bigwood  
Denis J. Bigwood  
Peggy Bigwood  
Peggy Bigwood

Kaitlin Barfield  
Witness Signature  
Printed Name: Kaitlin Barfield

State of Florida  
County of Brevard

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization this 8 day of October, 2020, by Denis J. Bigwood, a married man, joined by his spouse Peggy Bigwood, Individually and as Trustee of the Denis J. Bigwood Revocable Trust dated October 20, 1998 and Denis J Bigwood and Peggy Bigwood, husband and wife, who is/are ( ☐ ) personally known to me or ( ☒ ) produced driver license as identification.



Emily Ferguson  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_