

Prepared by & return to
Bart A. Brink, Esquire
Brink Law Firm, P.A.
P.O. Box 540351
Merritt Island, FL 32954

WARRANTY DEED

THIS WARRANTY DEED, made on January 8, 2021, by JAMES MARK DAVIS and SEVERINE CECILE DAVIS, husband and wife ("Grantor"), to JAMES MARK DAVIS and SEVERINE CECILE DAVIS, as Co-Trustees of the JAMES MARK DAVIS and SEVERINE CECILE DAVIS Living Trust u/t/d 01/08/2021, ("Grantee"), whose post office address is 4070 S. Tropical Trail, Merritt Island, FL 32952.

(Whenever used herein the terms "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 entities)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars 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:

Parcel ID No 25-37-30-CS-*-11 05

The South 59.75 feet of Lot 11 and all of Lot 12, lying East of South Tropical Trail, MAP OF GEORGIANA SETTLEMENT, as recorded in Plat Book 1, Page 34, of the public records of Brevard County, Florida.

The property described above is the homestead property of the Grantor, whose address is 4070 S. Tropical Trail, Merritt Island, FL 32952.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH AND NO REPRESENTATIONS AS TO THE SAME ARE MADE BY BART BRINK, AND BRINK LAW FIRM, P.A.

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 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 zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; restrictions, dedications, covenants, easements, mortgages, liens, and other encumbrances of public record, including public utility easements of record and taxes accruing subsequent to December 31, 2019

Upon the death, resignation, disability or discharge (hereinafter referred to as a "Termination Event") of the original Trustees, then Lou Ellen Davis shall serve as Successor Trustee, or if she shall fail or cease to serve as Trustee, then Sarah Juliette Davis shall serve in the alternative. The filing in the public records of evidence of a Termination Event along with an Affidavit of Acceptance and Identification by the Successor Trustee shall be effective to vest title to such successor as Trustee.

Acceptable evidence of a Termination Event shall include, but not be limited to, the following: (i) in the event of death, a death certificate; (ii) in the event of resignation, a written resignation signed by the resigning trustee, witnessed by two individuals and acknowledged; (iii) in the event of disability or incapacity, the affidavits of two (2) physicians certifying said incapacity; and, (iv) in the event of discharge, an order by a court of competent jurisdiction. The Grantor, by execution of the deed, and the Grantee, by acceptance of this deed, do hereby grant any and all successor trustees the full power and authority to protect, conserve and to sell, or to lease, or to encumber, or otherwise manage or dispose of the above-described property pursuant to Florida Statutes, Section 689.071. As used elsewhere in this deed, the term "Trustee" shall include any and all successors, as set forth in this paragraph.

The power of the Trustee and all Successor Trustees shall extend to any and all rights the Grantor possesses in the above-described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantors to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantors.

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:

Holly Brink

Witness as to Husband and Wife

Print Name Holly Brink

Christie Vesce

Witness as to Husband and Wife

Print Name Christie Vesce

[Signature]

JAMES MARK DAVIS

4070 S. Tropical Trail, Merritt Island, FL 32952

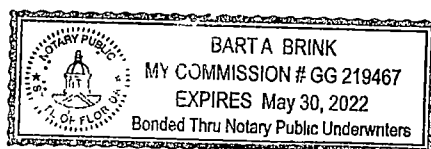
[Signature]

SEVERINE CECILE DAVIS

4070 S. Tropical Trail, Merritt Island, FL 32952

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me and sworn to and subscribed before me on January 8, 2021, by means of ☒ physical presence or by ☐ online notarization by JAMES MARK DAVIS and SEVERINE CECILE DAVIS, husband and wife, who ☐ are personally known to me or ☒ have produced Driver Licenses as identification.



[Signature]
Notary Public, State of Florida at Large