

Instrument Prepared By:
Fairwater Title of Brevard, Inc
2955 Pineda Plaza Way
Suite 107
Melbourne, FL 32940
No title search performed nor title opinion rendered
Parcel identification Number
263614290005.B0238.00

SPECIAL WARRANTY DEED
(Enhanced Life Estate Deed)

This Indenture made this 24 day of June, 2021 by ROBERT DAVID TRENT AND ROSEANNA TRENT, husband and wife, whose postal address is 7667 Wickham Rd. Apt 1116, Melbourne, FL 32940 hereinafter called the Grantor, and ROBERT DAVID TRENT AND ROSEANNA TRENT, husband and wife, whose postal address if 7667 Wickham Rd. Apt 1116, Melbourne, FL 32940.

WITNESS: The GRANTOR, for and in consideration of Ten Dollars and other valuable consideration, does hereby grant, bargain, sell, remise, release and convey unto the GRANTEES, individuals, as DAVID CASS TRENT AND ASHLEIGH BROOKE FRANKLIN, as tenant in common, subject to a retained life estate in Grantor described further in the Reservations and Limitations to Conveyance and Warranty set forth below, the following described land, situate, lying and being Brevard County, Florida, to wit:

The property commonly known as 7667 N Wickham Rd. Apt 1116, MELBOURNE, FL 32940 and is more particularly described in below, and made a part hereby of this reference.

Condominium Unit No. 1116, Building 11, of CYPRESS COVE AT SUNTREE, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 5633, Page 3806, of the Public Records of Brevard County, Florida, as amended, together with an undivided interest in the common elements appurtenant thereto.

RESERVATIONS AND LIMITATIONS TO CONVEYANCE AND WARRANTY:

1. It is the intention of the Grantor to create an Enhanced Life Estate reserving and preserving to the Grantor a life estate for the term of his/her life without any liability for waste and full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise encumber the described property.
2. The Grantor also reserves the right to cancel this conveyance and reconvey the property described, or otherwise manage and dispose of the property described during the Grantor's lifetime, in whole or in part, in fee simple, with or without consideration, without joinder of any remainderman, and with full power and authority to retain exclusively any and all proceeds generated thereby without liability for claims or debts of remaindermen.
3. Upon the death of the Life Tenant, the remainder, if any, will then be granted to the following Remaindermen an Undivided Interest in Equal Shares: DAVID CASS TRENT AND ASHLEIGH BROOKE FRANKLIN, hereinafter collectively called the "Grantees."

WARRANTY: GRANTOR, Binds GRANTOR and GRANTOR'S heirs and successors to warrant and forever defend all and singular the property to GRANTEES and GRANTEE'S heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same on any part thereof, except as to the Reservations and Limitations Exceptions to Conveyance and Warranty.

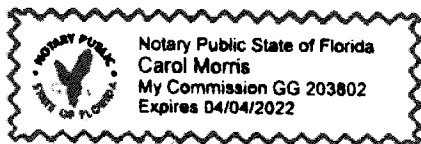
EXECUTED this 24 day of June, 2021

Signed, sealed and delivered in the presence of:

Carol Morris
Carol Morris
Crystal Agency
STATE OF FLORIDA
COUNTY OF BREVARD

Robert David Trent
ROBERT DAVID TRENT
Roseanna Trent
ROSEANNA TRENT

The foregoing instrument was acknowledged before me this 24 day of June, 2021, by Robert David Trent and Roseanna Trent, who is personally known to me or has produced Driver's licenses as identification and who did/did not take an oath.



Carol Morris
Carol Morris
Notary Public
Print Name of Notary Public