

Return to and prepared by
Sean E. Hengesbach, Esq.
Hengesbach & Hengesbach, P.A.
5438 Spring Hill Drive
Spring Hill, Florida 34606
File No. 413
Parcel I.D. No.: 28-37-16-29-B-2
(Consideration: \$None)

TRUSTEE'S DEED

THIS INDENTURE, executed the 7th day of July, 2021, between JANET A. PORCELLA, whose address is 401 Circle Road, Millsboro, DE 19966, individually and as Successor Trustee of The Lawrence and Patricia Greenough Revocable Trust dated February 6, 2006, Party of the First Part; and JANET A. PORCELLA, whose address is 401 Circle Road, Millsboro, DE 19966, and LARRY R. GREENOUGH, whose address is 52 Massy Mill Lane, Churchville, VA 24421, each as to a one-half interest, Parties of the Second Part

WITNESSETH: The Party of the First Part, pursuant to power and authority granted to her as Successor Trustee of The Lawrence and Patricia Greenough Revocable Trust dated February 6, 2006, and in consideration of the sum of Ten Dollars and other good and valuable consideration, does hereby grant, bargain, sell and convey unto the Parties of the Second Part, their heirs and assigns, that certain real property situate in Brevard County, Florida, more particularly described as follows:

Lot 2, Block B, PINE CREEK PHASE 3, according to the plat thereof recorded in Plat Book 50, Page 89, of the Public Records of Brevard County, Florida.

Grantor hereby states that the described property is not the homestead of the Grantor/Successor Trustee.

Grantor covenants with Grantees that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

To have and to hold the same to the Parties of the Second Part, and to their heirs and assigns forever.

And Grantor does covenant to and with the Grantees, the Grantees' heirs, personal representative, successors and assigns that she presently serves as Successor Trustee under The Lawrence and Patricia Greenough Revocable Trust dated February 6, 2006; that said Trust has not been amended or revoked as to the above-described real property and is currently in full force and effect;

That JANET A. PORCELLA, as Successor Trustee, is empowered by said Trust to enter into this Deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

Grantor herein does swear, affirm and warrant that PATRICIA GREENOUGH died on June 10, 2021.

In witness whereof, the Party of the First Part has set her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

#1 C. M. Holmon
Printed: Christopher M. Holmon

Janet A. Porcella
JANET A. PORCELLA, Successor Trustee of
The Lawrence and Patricia Greenough
Revocable Trust dated February 6, 2006

#2 Debbie Schuman
Printed: Debbie Schuman

STATE OF DELAWARE
COUNTY OF Sussex

I hereby certify that on this day, before me an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared JANET A. PORCELLA, Successor Trustee of The Lawrence and Patricia Greenough Revocable Trust dated February 6, 2006, who produced Drivers License as identification, and acknowledged that she executed the Trustee's Deed and did take an oath.

Witness my hand and official seal this 7th day of July, 2021.

C. M. Holmon
NOTARY PUBLIC

Printed: Christopher M. Holmon

My Commission Expires:

CHRISTOPHER M. HOLMON
NOTARIAL OFFICER PURSUANT TO
29 DEL. CODE SECT. 4323 (3)
ATTORNEY AT LAW-DELAWARE
ID#4266

Hengesbach & Hengesbach, P.A. hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. Hengesbach & Hengesbach, P.A. does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.