

PREPARED BY & RETURN TO:

Amanda G. Smith, Esq.
WhiteBird, PLLC
2101 Waverly Place, Suite 100
Melbourne, Florida 32901

PARCEL TAX ID #24-37-14-05-*-17

Actual Amount of Consideration: \$10.00

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2023, between **THOMAS L. VAIL AND DEBRA K. VAIL, Husband and Wife** (collectively, "Grantor"), and **THOMAS L. VAIL AND DEBRA KAY VAIL, TRUSTEES, U/T/D MAY 5, 2023** ("Grantee"), whose post office address is 604 Shorewood Drive, Unit B405, Cape Canaveral, Florida 32920.

WITNESSETH that the Grantor, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)**, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Unit No. B-405, and the exclusive use to that limited common element described in the Declaration of Condominium as Garage No. B-405, which is an appurtenance to said unit, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of the Declaration of SHOREWOOD, a Condominium, as recorded in Official Records Book 3612, pages 3839 through 3920, inclusive, and all amendments thereto, Public Records of Brevard County, Florida.

This Deed has been prepared at the Grantor's request without benefit of a title search and no representations as to same are made by Amanda G. Smith, Esq. or WhiteBird, PLLC.

The Grantor wishes to distribute said property to the Grantee and evidence the release of the property and to confer on the Trustee the power and authority to either protect, conserve, sell or lease, encumber or otherwise to manage and dispose of the real property described hereinabove, including but not limited to all powers listed in *Florida Statutes* Section 689.071.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in presence of:

Abs
Witness: Amanda G. Smith
As to both

Karen Wortman
Witness: Karen Wortman
As to both

Tom L. Vail
THOMAS L. VAIL

Debra K. Vail
DEBRA K. VAIL

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of May, 2023, by **Thomas L. Vail and Debra K. Vail**, who personally appeared before me [], are personally known to me ☒, or have produced FL Driver's as identification.

License

L. Gordon
Notary Public
Name: Lindsey Gordon
My Commission Expires: 10/19/2026

