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This Instrument Prepared By and Return to:
Joel E. Boyd, Esquire
BOYD & BOYD, P.A.
360 North Babcock Street, Suite 104
Melbourne, Florida 32935

GENERAL WARRANTY DEED TO TRUSTEE
UNDER SECTION 689.073, FLORIDA STATUTES

THIS GENERAL WARRANTY DEED is made the 28th day of September, 2023, by **TARI ANN KAPPER, an unmarried widow**, whose post office address is 2667 Bradford Drive, West Melbourne, Florida 32904 (hereinafter referred to as the "Grantor"), to **TARI ANN KAPPER**, not individually but solely as Trustee under the provisions of an unrecorded trust agreement known as the **TARI ANN KAPPER REVOCABLE TRUST DATED SEPTEMBER 28, 2023**, as the same may, from time to time, be amended (hereinafter referred to as the "Trust") pursuant to, and with all of the powers and authority under and by virtue of, Section 689.073 of the Florida Statutes, whose post office address is 2667 Bradford Drive, West Melbourne, Florida 32904 (hereinafter referred to as the "Grantee"):

(Wherever 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 trustees, partnerships and corporations.)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in Brevard County, Florida (hereinafter referred to as the "Property"), and being more particularly described as follows:

Lot 317, WESTBROOKE PHASE VI, according to the Plat thereof, recorded in Plat Book 47, Pages 11 and 12, of the Public Records of Brevard County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2022, and to easements, restrictions, agreements, conditions, limitations,

reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantee, as Trustee under the Trust, shall have and possess, inter alia, the power and authority to protect, conserve and sell, or to lease, or to encumber, or to otherwise manage and dispose of the Property.

The scrivener of this instrument disclaims any liability or responsibility which may result from the failure of Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument and has intended this instrument to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:



Joel E. Boyd, Witness



Mark J. Boyd, Witness

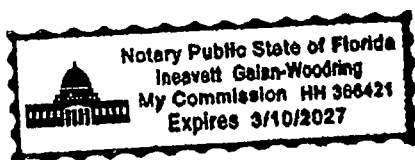
STATE OF FLORIDA
COUNTY OF BREVARD

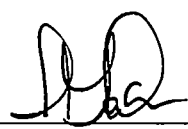


TARI ANN KAPPER

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of September, 2023, by **TARI ANN KAPPER**, who is personally known to me.

(Seal)





Print Name: Inevett Galen-Woodring
Notary Public - State of Florida