

THIS INSTRUMENT PREPARED BY:

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PARCEL IDENTIFICATION NUMBER. 25-36-32-01-A-11

**WARRANTY DEED TO TRUSTEE UNDER
DECLARATION OF TRUST**

THIS INDENTURE WITNESSETH, That the Grantors, **JAMES O. GILCHRIST** and **FAY J. GILCHRIST**, husband and wife, of the County of Brevard and the State of Florida, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, receipt of which is acknowledged, grant, convey and warrant unto **JAMES O. GILCHRIST** and **FAY J. GILCHRIST**, 3522 Siderwheel Drive, Rockledge, Florida 32955, as Co-Trustees of the **JAMES O. GILCHRIST AND FAY J. GILCHRIST REVOCABLE TRUST** dated October 24, 2023, with full power to convey, lease or encumber the following described real estate in the County of Brevard, and State of Florida.

Lot 11, Block A, CAPRON TRACE – PHASE 1, according to the plat thereof, as recorded in Plat Book 51, page 39, of the Public Records of Brevard County, Florida

Hereinafter called "the property".

JAMES O. GILCHRIST and **FAY J. GILCHRIST** acknowledge that this document was prepared without the benefit of any title search.

TO HAVE AND TO HOLD the property in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Declaration of Trust.

Full power and authority is granted by this Deed to trustee(s) or their successor(s) to deal in or with said property or any interest therein or any part thereof, protect, conserve, sell, lease, encumber, hypothecate, mortgage, pledge as security for a loan or otherwise to manage and dispose of the real estate or any part of it.

In no case shall any party dealing with Trustee(s) in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee(s), be obligated to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of the Trustee(s), or be obligated or privileged to inquire into any of the terms of the Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee(s) may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee(s) in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Declaration of Trust was in full force and effect, (b) that the conveyance, lease or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that Trustee(s) were duly authorized and empowered to execute and

deliver every deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessors in trust.

And the Grantor(s) by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever.

"Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantors aforesaid have set their hands and seals this 24th day of October, 2023.

Witnesses:

McKenna Lee
McKenna Lee

James O. Gilchrist
JAMES O. GILCHRIST
3522 Siderwheel Drive
Rockledge, Florida 32955

Celeste A. Robertson
Celeste A. Robertson

Fay J. Gilchrist
FAY J. GILCHRIST
3522 Siderwheel Drive
Rockledge, Florida 32955

STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of October, 2023, by **JAMES O. GILCHRIST** and **FAY J. GILCHRIST**, who are ☐ personally known to me or ☒ who have produced their drivers' licenses as identification.

Celeste A. Robertson
Notary Public, State of Florida
My Commission Expires.

