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This instrument prepared by and RETURN TO:

Tyler Murphy, Esq., Murphy & Downs Law Offices, P.A.
3682 North Wickham Road, Suite A, Melbourne, Florida 32935 (321) 985-0025

Property Appraisers Account # 2613729

Property Appraisers Parcel I.D. (Folio) Number(s). #26-37-35-79-D-7

Recording Fee \$10.00 Documentary Stamps. \$0.70

THIS QUIT CLAIM DEED executed this 1st day of December, A.D. 2023, by

ZACHARY RYAN GREEN, and JENNIFER BETH GREEN, husband and wife, first party

to

ZACHARY RYAN GREEN, and JENNIFER BETH GREEN, husband and wife, **A LIFE ESTATE** without liability for waste, with full power to sell, convey, mortgage, lease and otherwise dispose of the property and to revoke this conveyance and reconvey the property described below in fee simple, without joinder by the contingent remainderman, and to keep absolutely any and all proceeds derived therefrom without liability for claims or debts of the contingent remainderman, second party, whose Post office address is 450 Park Avenue, Satellite Beach Florida 32937.

then

Upon the death of the life tenants, to ZACHARY RYAN GREEN, II and ALEXIS LEIGH FEITT-GREEN as the Successor Trustee of the Green Family Trust dated December 1st, 2023, with full power and authority to protect and conserve, to sell, lease, encumber or otherwise dispose of the real property herein conveyed, third party

(Wherever used herein the terms "first party", "second party" and "third party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH: That the said First Party, for and in consideration of the sum of \$10.00, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit.

Lot 8 and the West 34 feet of Lot 7, except the West 27 feet of Lot 8, Block D, Conner's Castle Dare Subdivision, a subdivision according to the plat thereof recorded at Plat Book 12, Page 40, in the Public Records of Brevard County, Florida.

SUBJECT TO taxes for the year 2023 and subsequent years.

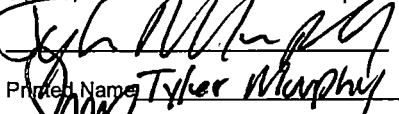
SUBJECT TO restrictions, easements, and covenants of record, if any.

TITLE TO THIS PROPERTY HAS NEITHER BEEN EXAMINED NOR APPROVED BY MURPHY & DOWNS LAW OFFICES, P.A.

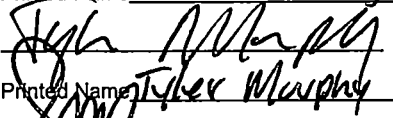
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said Second Party forever.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence


Printed Name Tyler Murphy

Printed Name Jason S. Downs


Printed Name Tyler Murphy

Printed Name Jason S. Downs



ZACHARY RYAN GREEN
450 Park Avenue, Satellite Beach Florida 32937


JENNIFER BETH GREEN
450 Park Avenue, Satellite Beach Florida 32937

STATE OF FLORIDA - COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 1st day of December 2023, by ZACHARY RYAN GREEN, II and JENNIFER BETH GREEN, husband and wife, who produced a driver's licenses as identification.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.


NOTARY PUBLIC - STATE OF FLORIDA

